

# CITY OF BIGGS

## HOUSING ELEMENT 2009 - 2014

### *ADMINISTRATIVE DRAFT*

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Prepared for:

**CITY OF BIGGS**  
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BIGGS, CALIFORNIA 95917

Prepared by:



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## **8.1 INTRODUCTION**

Accommodating the housing needs of the State of California is an important goal for the City of Biggs, regional and State agencies. As the population of the State continues to grow and pressure on resources increase, Biggs is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community.



Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. This Housing Element (2009-2014) was created in compliance with State General Plan law pertaining to Housing Elements and was certified by the California Department of Housing and Community Development on (to be completed).

### **PURPOSE**

The State of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, government and the private sector should make an effort to provide a diversity of housing opportunity and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the general plan.

Further, State Housing Element law requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires the following to be included in a Housing Element:

- An analysis of population and employment trends.
- An analysis of the City's fair share of the regional housing needs.
- An analysis of household characteristics.
- An inventory of land suitable for residential development.
- An analysis of governmental and non-governmental constraints on the improvement, maintenance and development of housing.
- An analysis of special housing needs.
- An analysis of opportunities for energy conservation.
- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements are to develop an understanding of the existing and projected housing needs within the community, and to set forth policies and programs promoting the preservation, improvement, and development of diverse housing types available at a range of costs in the City of Biggs.

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### RELATIONSHIP TO OTHER ELEMENTS

State Law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies" (California Government Code Section 65300.5). The purposes of requiring internal consistency are to avoid policy conflict and to provide a clear policy guide for the future maintenance, improvement and development of housing within the City. This Housing Element is part of the 1997 Biggs General Plan. All elements of the Biggs Housing Element have been reviewed for consistency with the General Plan.

### PUBLIC PARTICIPATION

The City of Biggs has made diligent efforts to solicit public participation pertaining to the formulation of the Housing Element since its initial adoption.

Public participation for the 2009-2014 Housing Element included a combination of 5 meetings at which housing, housing-related issues, or land use, growth and population issues were presented and discussed. The first series of meetings consisted of two public outreach community meetings held in February and April of 2009. These meetings were held as part of the City's General Plan Update effort to solicit citizen comment on the topics of land use and growth, housing, transportation and population. A total of 59 persons signed-in as attending these meetings. Following the above noted community input meetings, 2 City Council public hearing were held in June and July of 2009 to provide an opportunity for residents and interested parties to directly address the City Council on issues of land use and growth; housing; population and circulation related issues. In addition to providing forums for public presentation and discussion of issues, the City utilizes a community questionnaire as part of the General Plan Update process that included questions on growth, population, housing, and housing-related topics the results of which have been utilized in the formulation of this document.

In addition to the community meetings and City Council public hearings noted above, the public review draft of the Housing Element was prepared and made available to the community for a 60-day review period concurrent with the distribution of the document to the Housing and Community Development Department (HCD). The public review draft was sent to Butte County Housing Authority, the County of Butte Planning Department, non-profit organizations and various service providers, such as Mercy Housing and the Community Housing Improvement Program (CHIP). The document was continuously available at City Hall and via the City's webpage during the full review and adoption period. The City received no direct comments on the Housing Element from the public or reviewing parties however general feedback regarding growth and development gained through the public outreach meetings in February and April of 2009 have helped inform the preparation of this document.



Extensive effort was made to notify all residents of all income levels in the City of Biggs of the draft housing element availability through notices in the local newspaper, as well as postings at government offices, the City website, the public library, and the Biggs post office—where nearly all citizens of Biggs receive their mail via post office box delivery. The City received no requests for translation of the document into a language other than English.

No comments were received from the public, county, non-profit organizations or service providers regarding the Housing Element. As such, the City assumes the Housing Element was

acceptable to all interested parties. The Housing Element remains available and open for comment until formal adoption by the City Council.

## **8.2 REVIEW OF PREVIOUS HOUSING ELEMENT**

An important component of the Housing Element is an evaluation of the achievements that the City has experienced in implementing the programs that were included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs in the City of Biggs have been successful in addressing local needs and achieving stated objectives, and for determining which of these programs should continue to be relevant in addressing current and future housing needs. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the updated Housing Element.

### **PROGRESS OF BIGGS'S 2004 HOUSING GOALS AND PROGRAMS**

*State law requires the City of Biggs to review its Housing Element in order to evaluate the following:*

- The progress of the city, county, or city and county in implementation of the Housing Element (California Government Code Section 65588).
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
- The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal.

As part of the Housing Element review, an assessment of the goals, policies and programs of the previous Housing Element is typically conducted.

#### **Appropriateness**

Attainment of the State's housing goal is approached by passing down gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. The document produced by regional governments that allocates housing unit goals is referred to as the "Regional Housing Needs Assessment" (RHNA). The RHNA target for the 2001-2008 planning period required that a total of 65 new housing units must be constructed by the City of Biggs by 2008. Based on these RHNA allocations, the City of Biggs needed to provide an additional 34 housing units affordable to very-low and low-income households. The remaining 30 housing units are allocated to moderate and above-moderate income households.

#### **Effectiveness**

When considering the effects of the recession, the existing housing market, and other uncontrollable factors, Biggs was somewhat successful in meeting their fair share of the most recent regional housing needs.

Twenty eight housing units were built in the City between 2001 and 2008 which corresponds to 43 percent of the total Regional Housing Needs Allocation. The City achieved 93.3 percent of its market rate unit goals in the same period. While the City achieved no progress towards its affordable unit (deed restricted) goals for new housing, the generally low cost of existing housing

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within the City contributes to the affordability of housing for target income groups (as described in section 8.4 Housing Needs Assessment).

Reasons for not fully attaining the RHNA are varied but were mainly due to the limited overall pace of development in the City and the "housing bubble", which peaked around 2005 and collapsed in 2006. As a result home prices have fallen dramatically throughout the state. Many of the programs in the 2004-2009 Housing Element were accomplished and new goal, policies and programs have been developed addressing the future housing needs of the City.

**TABLE 8.1**  
**BIGGS RHNA ACCOMPLISHMENTS (2001-2008)**

Description	Very Low and Low Income Groups	Moderate and Above Moderate Income Groups	Total
New Construction	0	28	28
Rehabilitation	0	0	0
Preservation	0	0	0
<b>Total</b>	<b>0</b>	<b>28</b>	<b>28</b>
RHNA Goal	35	30	65
Level of Achievement	0.0%	93.3%	43.1%
<i>Source: City of Biggs Planning Department</i>			

*This section provides an overview of Biggs's 2004-2009 Housing Element goals, objectives and programs designed to achieve the City's 2001 RHNA goals. The 2004-2009 Housing Element set forth four goals:*

#### **Goal 1: Housing Quality**

Provide an adequate supply of housing which is affordable, safe, sanitary, and desirable for all segments of the community. Housing should be of sufficient quality and quantity to afford all persons regardless of race, age, religion, sex, marital status, ethnic background, or personal disabilities an opportunity of selecting among varying types, designs, quality and value.

#### **Goal 2: Housing Quantity and Affordability**

It is the goal of the City of Biggs to encourage the preservation of existing housing and the construction of new housing at a range of costs and in quantities to meet the needs of existing and future residents of the City.

#### **Goal 3: Equal Housing opportunity**

It is the goal of the City of Biggs to assure that discrimination is not a factor in the ability of households to obtain housing.

#### **Goal 4: Natural Resources and Energy Conservation**

It is the goal of the City to promote the conservation of natural resources and energy in housing production.

Policies designed to implement the goals of the 2004-2009 Housing Element were as follows:

#### **Policy 1.1**

The City shall work to provide an adequate supply of housing which is affordable, safe, sanitary and desirable for all segments of the community through the production of new housing stock and/or the maintenance of existing housing stock.



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### **Policy 1.2**

The City shall conserve the existing housing stock through code enforcement, the rehabilitation of substandard housing units and where necessary to provide recommendations for the removal of dilapidated structures.

### **Policy 1.3**

The City shall integrate and make consistent the Housing Element update within the framework of the City of Biggs General Plan.

### **Policy 1.4**

Review the City General Plan, Housing Element and Municipal Code to analyze the effectiveness of the goals, policies, programs and codes and assist in the development of housing for all Biggs residents.

### **Policy 2.1**

The City shall assist in the production of housing for special needs groups, such as: seniors, the disabled, large families, farmworkers, single-headed households, and the homeless.

### **Policy 2.2**

The City shall strive to achieve the City's fair share allocation of the market area housing needs for the 2009-2014 period as determined by the Butte County Association of Governments.

### **Policy 2.3**

Assist in the development of housing affordable to very-low and low-income households through financial and/or technical assistance.

### **Policy 2.4**

The City shall provide adequate housing information to guide municipal decisions and to determine their effect on housing quality and inventory and to encourage private industry to meet the housing needs.

### **Policy 3.1**

The City shall not allow discrimination to interfere with the attainment of its housing goals, policies and programs.

### **Policy 3.2**

The City will coordinate with all regional governmental and non-governmental agencies to address the regional housing problems of all special needs groups.

### **Policy 3.3**

The City will make a diligent effort to include all segments of the community in the development and revision of the housing element.

### Policy 4.1

The City shall encourage the development of energy efficient housing by utilizing efficient designs and materials as well as encouraging proper orientation of new home to maximize solar radiation.

In order to evaluate the effectiveness of the 2004-2009 Housing Element, an assessment of the Housing Element programs was completed. This assessment examined the past and current status of these programs. Table 8.2 lists the 2004 – 2009 Housing Elements programs and the progress made towards the implementing these programs.

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**TABLE 8.2**  
**HOUSING PROGRAM IMPLEMENTATION SUMMARY**

Program	Progress/Effectiveness	Appropriateness
<p><b>PROGRAM 1.1 Housing Inspection Program</b></p> <p><u>Objective:</u> The City shall continue the code enforcement program. Buildings found to be in violation of health and safety standards and/or building codes will be required to be rehabilitated to current codes and standards.</p> <p><u>Specific Action Required:</u> City Code Enforcement will continue inspect buildings for health and safety standards and building code violations. Particular attention shall be given to housing units identified as dilapidated in the 2004 Housing Condition Survey. The owners of buildings in need of rehabilitation will be notified of the City's rehabilitation program. (Ref. Policies 1.1, 1.2)</p> <p><u>Funding Sources:</u> General Fund.</p> <p><u>Responsible Agencies/Departments:</u> Code Enforcement.</p> <p><u>Implementation Schedule:</u> Ongoing.</p> <p><u>Expected Results:</u> The inspection of all of the City's housing units. The rehabilitation of 30 housing units.</p>	<p><u>Progress:</u> According to the 2008 General Plan Annual Report, the City has been active in evolving the Code Enforcement program combat blight and seriously sub-standard buildings. Through study sessions with the City Council, the City has adopted new procedures to allow Code Enforcement to be more aggressive in the assessment of fines for substandard buildings which has resulted in abatement of known issues in the City. Additionally, the City is working with the County on a joint-inspection process to address building code violations in the City.</p> <p><u>Effectiveness:</u> As a result of this program, over 40 cases of housing code violations have been identified and are in various stages of reaching compliance. Code Enforcement continues to inspect housing units and identify housing code violations.</p>	<p>This program is appropriate in advancing the goal of safe housing and will be continued to ensure the City maintains a safe housing stock.</p>
<p><b>PROGRAM 1.2 Housing Rehabilitation Program</b></p> <p><u>Objectives:</u> Continue the Housing Rehabilitation Program to provide financial assistance to eligible owner and renter lower-income households for housing rehabilitation.</p> <p><u>Specific Action Required:</u> Continuation and expansion of existing program. Continue to apply for Community Development Block Grant (CDBG) funding for this program. Additionally, the City will apply for funding from the HOME and CalHome programs. The Housing</p>	<p><u>Progress:</u> The Housing Rehabilitation Program provided assistance for a total of 6 housing rehabilitations between 2004 and 2008.</p> <p><u>Effectiveness:</u> This program was effective in providing information to the public, as well as the City successfully acquiring CDBG funding for housing rehabilitation projects. The</p>	<p>This program is appropriate in advancing the goal of housing rehabilitation and will be continued and additional funding sources pursued to provide rehabilitation services to qualified</p>

Program	Progress/Effectiveness	Appropriateness
<p>Rehabilitation Program shall be publicized through the development of informational material made available at City Hall, the City's quarterly newsletter and the library. (Ref. Policies 1.1, 1.2)</p> <p><u>Funding Sources:</u> CDBG Program, HOME, CalHome.</p> <p><u>Responsible Departments/Agencies:</u> City Council, Contract Community Development Specialist.</p> <p><u>Implementation Schedule:</u> Ongoing. Apply for funding from HOME and CalHome in 2006.</p> <p><u>Expected Results:</u> The rehabilitation of 8 housing units.</p>	<p>program was successful in the rehabilitation of housing units with a total of 12 owner occupied rehab loans being proved for the planning period, which is more than what was anticipated (8).</p>	<p>households on an ongoing basis.</p>
<p><b>PROGRAM 1.3 Housing Condition Survey</b></p> <p><u>Objective:</u> Identification of housing in need of rehabilitation.</p> <p><u>Specific Action Required:</u> The Community Development Specialist will conduct a housing condition survey in order to determine the housing in the City in need of rehabilitation. (Ref. Policies 1.1, 1.2)</p> <p><u>Funding Sources:</u> CDBG PT/A Grant.</p> <p><u>Responsible Departments/Agencies:</u> Community Development Specialist.</p> <p><u>Implementation Schedule:</u> 2008</p>	<p><u>Progress:</u> In May 2004, the City of Biggs initiated a citywide survey of housing. This survey involved a total of 591 housing units in the community. Due to the small size of the City and accessibility of the community, 100% of the assessable residential housing units were inspected.</p> <p><u>Effectiveness:</u> The results of the housing condition survey reveal a substantial need for housing rehabilitation and maintenance in the City of Biggs. The overall percentage of units needing improvement totaled approximately 80 percent, or 473 units. A majority of the units in need of repair were placed in the "minor" to "moderate" repair category, and a limited number of units were found to be in need of "substantial" repair or in dilapidated condition.</p>	<p>This program is appropriate to maintain an understanding of the condition of the City's Housing Stock will be continued to ensure the City identifies housing in need of rehabilitation. A follow-up housing conditions survey will be identified as a program in the Programs section of the updated Housing element.</p>
<p><b>PROGRAM 1.4 General Plan and Housing Element Periodic Review and Update</b></p> <p><u>Objective:</u> Maintain a General Plan, including the Housing Element that</p>	<p><u>Progress:</u> Program is ongoing. The City's most recent annual report on the General Plan and Housing Element progress for 2008 was</p>	<p>This program is appropriate and required by law and will</p>

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Program	Progress/Effectiveness	Appropriateness
<p>contains current data and is effective in implementing housing goals.</p> <p><u>Specific Action Required:</u> Review the General Plan and Housing Element on an annual basis to determine the effectiveness of the Element in achieving goals and objectives and update the data in the Element on a continual basis. Provide annual reports as to the effectiveness of the Housing Element to the Biggs Planning Commission, the City Council, and the Department of Housing and Community Development, as required by Government Code Section 65400. (Ref. Policies 1.3, 1.4)</p> <p><u>Responsible Agency:</u> City Planner, Planning Commission, City Council.</p> <p><u>Funding Source:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Ongoing.</p> <p><u>Expected Results:</u> Annual evaluation of the effectiveness of the General Plan, including Housing Element Goals, Policies and Programs.</p>	<p>submitted in April 2009. The City has provided annual reports to determine the effectiveness of the Housing Element, as well as for the General Plan.</p> <p><u>Effectiveness:</u> This program is effective in providing annual reports of Housing Element and General Plan effectiveness and meets the requirements of the Government Code for annual reporting.</p>	<p>be continued to ensure the City provides annual reports to identify the effectiveness of the Housing Element and General Plan.</p>
<p><b>PROGRAM 1.5 Zoning Ordinance Review and Update</b></p> <p><u>Objective:</u> Maintain a Zoning Ordinance that contains current data and is effective in implementing housing goals.</p> <p><u>Specific Action Required:</u> Review the Zoning Ordinance on an ongoing basis to determine the effectiveness of the Ordinance in achieving goals and objectives and update the data in the General Plan and its compliance with State law. (Ref. Policy 1.4)</p> <p><u>Responsible Agency:</u> City Planner, Planning Commission, City Council.</p> <p><u>Funding Source:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Ongoing.</p> <p><u>Expected Results:</u> Annual evaluation of the effectiveness of the Zoning Ordinance in achieving the goals of the General Plan and its compliance with State law.</p>	<p><u>Progress:</u> The City continually evaluates all of its codes and ordinances to determine if development impediments exist. During the past five years, the City has initiated 9 amendments to the City Code to address new housing laws and to address topics related to the currency of the contents of the City Code.</p> <p><u>Effectiveness:</u> This program has been effective. The City has formed an ad hoc committee that reviews the City's codes and ordinances to identify and address areas of potential concern.</p>	<p>This program is appropriate to assure the adequacy and appropriateness of the City's Codes and Ordinances and will be continued to ensure the City performs a review of the Zoning Ordinance on an ongoing basis as part of updated Housing Element.</p>

Program	Progress/Effectiveness	Appropriateness
<p><b>PROGRAM 1.6 Design Review Evaluation</b></p> <p><u>Objective:</u> The City's Zoning Ordinance requires a design review of all development proposals, with some exceptions. The objective of this program is to minimize discretionary aspects of the design review process and provide clear guidance for developers.</p> <p><u>Specific Action Required:</u> The City shall monitor the design review process on an ongoing basis to determine if the process has a negative impact on residential development. If the process is determined to constrain residential development, the City shall initiate actions to address these constraints. The City shall produce an informative booklet identifying examples of residential structures based on the City's design guidelines that are acceptable to the City in order to provide guidance for interested developers. The booklet will be available at City Hall.</p> <p><u>Responsible Agency:</u> City Planner, Planning Commission, City Council.</p> <p><u>Funding Source:</u> General Fund; PTA grant funding</p> <p><u>Implementation Schedule:</u> Evaluation completed by June 2005 and annually thereafter. Informative booklet completed by December 2005.</p>	<p><u>Progress:</u> As part of the Municipal Code, Chapter 14.55 establishes the guidelines for the Design Review process. The guidelines provide clear guidance for the development review process, as well as provide guidelines for situation where the design review process is exempt (i.e. minor alternations or repairs). The City is currently pursuing funding through the PTA grant program to prepare and adopt a more comprehensive design review program.</p> <p><u>Effectiveness:</u> This program has been effective in providing clear design review guidelines and the process of review. Additionally, the City has further enhanced this program; in December of 2008, the City adopted the City of Biggs Downtown Visual Master Plan. The purpose of the plan is to ensure that there is a consistent approach for the vision of Biggs' downtown. The City is currently undertaking Phase II of this effort to further refine the design standards for the downtown.</p>	<p>This program is appropriate to advance the City's goals of an aesthetically pleasing environment while minimizing the burden of additional agency review and will be continued to ensure the City provides design review and provide a booklet for design guidelines that are acceptable to the City available at City Hall as part of the Housing Element update.</p>
<p><b>PROGRAM 2.1 First-Time Homebuyers Program</b></p> <p><u>Objective:</u> Provide for the development of a First-Time Homebuyers Program to assist in the home-buying opportunities and homeownership for lower income households.</p> <p><u>Specific Action Required:</u> Determine the feasibility of a First-Time Homebuyers Program in the City. If the First-time Homebuyers program is deemed feasible, apply for and employ HOME and CDBG funding for the development of this program in the City. (Ref. Policies 1.1, 2.1)</p>	<p><u>Progress:</u> The City of Biggs has implemented a First Time Homebuyer Assistance Program. Qualified homebuyers may receive up to 50% of the purchase price of a home towards the purchase of a home located in the City of Biggs in the form of a deferred second loan.</p> <p><u>Effectiveness:</u> This program has been effective and has been implemented to allow low-income, first time homebuyer's assistance in purchasing homes within the City of Biggs. To</p>	<p>This program is appropriate to assist first-time home buyers and will be continued to ensure the City provides a First-Time Homebuyers Program as part of the Housing Element update.</p>

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Program	Progress/Effectiveness	Appropriateness
<p><u>Funding Sources:</u> General Fund, HOME and CDBG funds (if available).</p> <p><u>Responsible Departments/Agencies:</u> City Planner, Contract Community Development Specialist.</p> <p><u>Implementation Schedule:</u> 2005.</p> <p><u>Expected Results:</u> The determination of economic feasibility of a successful First-Time Homebuyers Program for the City and the development of such a program, if feasible.</p>	<p>date, one loan has been provided under the program and one additional loan is currently in the process of evaluation.</p>	
<p><b>PROGRAM 2.2 Farmworker Housing</b></p> <p><u>Objective:</u> Farmworkers typically have special housing needs due to their lower incomes and the seasonal nature of their work. As a result, farmworkers often have a more difficult time finding suitable housing. Also, California Health and Safety Code Section 17021.5 states that employee housing for farmworkers accommodating six or fewer workers shall be considered a residential use and shall not require any special approvals that are not required of a family dwelling of the same type in the same zone. Currently, the City's Zoning Ordinance does not explicitly allow for agricultural employee housing in the zoning districts in the City. The following actions are designed to facilitate the development of housing for farmworkers in Biggs.</p> <p><u>Specific Action Required:</u> The City shall amend its Zoning Ordinance so that it conforms to State law regarding farmworker housing for six or fewer persons. The City shall consider measures to encourage the production of housing for permanent and migrant farmworkers. Such measures could include funding development, developer identification, maintaining an inventory of suitable sites, site development, and ensuring zoning and development standards that would facilitate a variety of housing types for farmworker housing needs. Furthermore, the City shall encourage the development of housing for farmworkers by assisting interested developers with applications for funding and assisting in application processing to mitigate any potential processing constraints.</p> <p><u>Funding Sources:</u> General Fund, USDA funds (e.g., Section 515 and 516),</p>	<p><u>Progress:</u> The City encourages the development of all housing types of for the agricultural employee populations. The City contracts with the Butte County Building Division for building permitting services. All new buildings are required to be consistent with current California Health and Safety Codes. No requests for such housing have been made to the City to date.</p> <p><u>Effectiveness:</u> This program has been moderately effective. Although agricultural employee housing is allowed under Section 17021.5 of the California Health and Safety Code. The City will incorporate the changes outlined in the Health and Safety Code into the City's Zoning Ordinance within the time frame of the updated Housing Element to achieve this objective.</p>	<p>This program is appropriate and required by law and will be continued to ensure the City provides an amendment to the Zoning Ordinance so that it conform to State law regarding farmworker housing for six or fewer person as part of the Housing Element update.</p>

Program	Progress/Effectiveness	Appropriateness
<p>HCD funds (e.g., Joe Serna Farmworker Housing Grants), HOME, CDBG, and CalHome.</p> <p><u>Responsible Departments/Agencies:</u> City Planner, Planning Commission, City Council.</p> <p><u>Implementation Schedule:</u> Ongoing; evaluate Zoning Code by 2005. Investigation of resources to be completed by 2006.</p>		
<p><b>PROGRAM 2.3 Large Household Housing</b></p> <p><u>Objective:</u> Renter households with six or more persons do not have an adequate number of dwelling possibilities in the City. The number of large rental housing units is very limited in the City, and as such large renter households cannot obtain adequate housing.</p> <p><u>Specific Action Required:</u> The City will provide incentives, such as fee reductions, and modifications to development standards, and financial incentives for the development of sales and rental housing units with four or more bedrooms.</p> <p><u>Funding Sources:</u> General Fund, Low and Moderate Income Housing Fund.</p> <p><u>Responsible Departments/Agencies:</u> City Planner, Planning Commission, City Council.</p> <p><u>Implementation Schedule:</u> 2005</p> <p><u>Expected Results:</u> The City will provide incentives to assist the development of larger rental housing units.</p>	<p><u>Progress:</u> The City has not received any development proposals for large household housing, with four or more bedrooms, during the period of time following the adoption of the past Housing Element and has not been approached by any prospective developers of this type of housing.</p> <p><u>Effectiveness:</u> This program has not achieved the expected results. This is likely due to the real estate market which has declined throughout the majority of Northern Sacramento Valley communities and the existence of a significant number of existing rental housing units in the City. The City of Biggs has experienced a slowing in total development activity and application levels experienced in the previous few years. The City is currently working with the Community Housing Improvement Program on the potential development of housing that would address this Program.</p>	<p>This program appropriate and required by law and will be continued to ensure incentives are offered for the production of large household housing within the City as part of the Housing Element update.</p>
<p><b>PROGRAM 2.4 Infill Development Program</b></p> <p><u>Objective:</u> Infill development is one technique in meeting the housing needs required by expanding populations. The City will encourage the use of vacant small individual lots in the City for the development</p>	<p><u>Progress:</u> The City has available maps and information showing all undeveloped parcels within the City. Additionally, the City fee structure allows existing infill lots to be exempted from the payment of water,</p>	<p>This is program appropriate and effective and will be maintained, with minor modifications, to ensure</p>



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Program	Progress/Effectiveness	Appropriateness
<p>of housing.</p> <p><u>Specific Action Required:</u> The City will encourage the use of infill for the development of housing through the reduction of fees and processing times, and if necessary amend the appropriate ordinances to allow for infill development. The City will develop informational materials regarding infill development and will provide this information at City Hall.</p> <p><u>Responsible Agency:</u> City Planner, Planning Commission and City Council.</p> <p><u>Funding Source:</u> General Fund.</p> <p><u>Implementation Schedule:</u> 2005-2006.</p> <p><u>Expected Results:</u> The development of two residential units.</p>	<p>wastewater and electric service impact fees where infrastructure is in-place to serve the infill parcel.</p> <p><u>Effectiveness:</u> This program has been effective. All units constructed within the past 5 years have been on infill lots within the City limits and fee exemptions have been utilize on a majority of these lots.</p>	<p>that infill development is encouraged within the City as part of the Housing Element Update.</p>
<p><b>PROGRAM 2.5 Second Units</b></p> <p><u>Objective:</u> Encourage the production of second units housing to meet the needs of the expanding Biggs population.</p> <p><u>Specific Action Required:</u> The City shall adopt a Second Unit Ordinance that will outline standards and requirements for second units and procedures for obtaining the necessary approvals. The Second Unit Ordinance may also include provisions to promote the production of second units in identified areas by allowing for reduced parking requirements, the removal of the requirement of a conditional use permit and the reduction of fees. The Second Unit Ordinance shall incorporate all applicable provisions of State law, including the provisions of AB 1866. The Zoning Ordinance shall be amended as appropriate to be consistent with the Second Unit Ordinance and State law.</p> <p>The City shall provide educational materials regarding second units. These materials, in the form of flyers, brochure or other media, shall be available at City Hall and other public places deemed appropriate.</p>	<p><u>Progress:</u> The City has adopted and incorporated Section 14.60.115 into the City's Zoning Ordinance, providing the provisions for Second Units. These Second Units incorporate all applicable provisions of State law, including provisions of AB 1866.</p> <p><u>Effectiveness:</u> This program has been effective. The City incorporated the Second Unit Ordinance into the Zoning Code to achieve this objective.</p>	<p>This program was appropriate at the time of its adoption however because it has been completed, it will be deleted with no further action necessary.</p>

Program	Progress/Effectiveness	Appropriateness
<p><u>Responsible Agency:</u> City Planner, Planning Commission, City Council.</p> <p><u>Funding Source:</u> General Fund.</p> <p><u>Implementation Schedule:</u> 2005.</p> <p><u>Expected Results:</u> The development of four residential units.</p>		
<p><b>PROGRAM 2.6 DEVELOPMENT PROCESSING SYSTEM REVIEW PROGRAM</b></p> <p><u>Objective:</u> Complex processing procedures in permit issuance can be a major obstacle in housing development especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and those that conform to City development requirements.</p> <p><u>Specific Program Required:</u> Monitor the development processing/review procedures on an ongoing basis, and make changes as required to minimize the time required for review by the City as much as feasible. This reduction in time will reduce the cost to developers and may increase housing production in the City.</p> <p><u>Responsible Agency:</u> City Planner, Building Department.</p> <p><u>Funding Source:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Ongoing.</p> <p><u>Expected Results:</u> The reduction of plan review time needed by City staff and housing developers.</p>	<p><u>Progress:</u> The City has not adopted any major new zoning, building, or site development ordinances following the adoption of the Development Code in 1997. Due to the low volume of permits issued by the City and the City's use of on-call staffing allowing for flexible staffing to accommodate its needs in process projects, time constraints on project processing are minimal within the City.</p> <p><u>Effectiveness:</u> Effective. The City has maintained an adequate procedure for reviewing development permits in order to support the regional housing needs through 2008.</p>	<p>This program is effective to advance the goal of ensuring a timely review of development applications and will be continued to ensure that development processing and review procedures are monitored to increase the production of affordable housing in the City as part of the Housing Element update.</p>
<p><b>PROGRAM 2.7 Community Care Facilities</b></p> <p><u>Objective:</u> Under California Health and Safety Code Section 1566.3, community care facilities for up to six persons are considered residential uses by State law. Such facilities are not required to obtain a conditional use permit, zoning variance or other zoning clearance if they are not required of a family dwelling of the same type in the</p>	<p>The City has adopted and incorporated Section 1566.3 requirements into the City's Zoning Ordinance, providing the provisions for small care facilities. These changes incorporate all applicable provisions of State</p>	<p>This program was appropriate at the time of its adoption however because it has been completed, it will be</p>

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Program	Progress/Effectiveness	Appropriateness
<p>same zone. While Biggs, as a general law city, observes the provisions of Health and Safety Code Section 1566.3, these provisions have not been explicitly incorporated within the City's Zoning Ordinance. By incorporating these provisions, the City would make the allowance of residential care homes for six or fewer persons in residential areas better known, thereby encouraging the establishment of such facilities for senior citizens and the disabled in Biggs.</p> <p><u>Specific Action Required:</u> In conformance with California Health and Safety Code Section 1566.3, amend the Zoning Code to explicitly allow licensed community care facilities serving six or fewer persons as a use by right in all zones that allow single family residential use.</p> <p><u>Responsible Agency:</u> City Planner, Planning Commission, City Council.</p> <p><u>Funding Source:</u> General Fund.</p> <p><u>Implementation Schedule:</u> 2005</p> <p><u>Expected Results:</u> Facilitation of development of residential care facilities that would provide housing for seniors and the disabled.</p>	<p>law.</p> <p><u>Effectiveness:</u> This program has been effective. The City incorporated the small family care facilities requirements into the City's Zoning Ordinance in 2005 to achieve this objective.</p>	<p>deleted with no further action necessary.</p>
<p><b>PROGRAM 2.8 State and Federal Housing Programs</b></p> <p><u>Objective:</u> Whenever possible, provide support and assistance to developers with the most feasible and appropriate available housing programs provided by the state and federal government that meets the needs of existing and future residents.</p> <p><u>Specific Action Required:</u> Coordinate with county, state and federal resources to obtain any available sources of funding for the development of affordable housing units. Actively pursue all potential funding sources available to the City. This activity will be updated bi-annually. The City will assist and support applications for funding for affordable housing development.</p> <p>There are a number of state and federal programs, which provide low-cost financing or subsidies for the production of low-and moderate-</p>	<p><u>Progress:</u> While the City has had limited demand and opportunity to provide assistance in to advance this program, the City is currently working with a developer (CHIP) to construct an income-limited self-help project in the City. Additionally, the City is engaged in conversations to partner with a regional non-profit agency to renovate an existing structure in the City.</p> <p><u>Effectiveness:</u> Effective. When the City has had an opportunity to work with builders / developers on targeted income or self-help projects, the City has actively engaged to</p>	<p>This program is appropriate to advance the local and state goals of supporting affordable housing and will be continued to ensure the City continues to apply for state and federal funding programs and provide funding, whenever possible, and information to developers of affordable housing as</p>

Program	Progress/Effectiveness	Appropriateness
<p>income housing. Certain programs require an application and participation by the local public agency, other programs are for use by non-profit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The City will determine which programs will be most beneficial for housing production in the City and then directly or indirectly pursue those programs. Programs in which the City will consider are:</p> <ul style="list-style-type: none"> <li>• State Predevelopment Loan Program (PDLP)</li> <li>• Multifamily Housing Program (MHP)</li> <li>• Rural Development Assistance Program</li> <li>• State Joe Serna Farmworker Grant Program (FWHG)</li> <li>• USDA Rural Development, Section 515 Program</li> <li>• USDA Rural Development, Section 523/524 Technical Assistance Grants</li> <li>• Community Development Block Grant Program (CDBG)</li> <li>• Home Investment Partnerships Program (HOME)</li> <li>• CalHome Program</li> </ul> <p><u>Funding Sources:</u> All available federal, state and local sources.</p> <p><u>Responsible Departments/Agencies:</u> City Planner, Community Development Specialist.</p> <p><u>Implementation Schedule:</u> Ongoing. Scheduling of City applications for funding from the various Federal and State funding programs are dependent on the application deadlines for the various programs. The</p>	<p>assist the project when and where possible.</p>	<p>part of the Housing Element update.</p>

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Program	Progress/Effectiveness	Appropriateness
<p>City will contact the Department of Housing and Community Development bi-annually to determine the application deadlines for the various funding sources. The City will apply for funding as it comes available and as staffing permits.</p> <p><u>Expected Results:</u> The supply of information and financial assistance, whenever possible, to developers of affordable housing.</p>		
<p><b>PROGRAM 2.10 Planned Development</b></p> <p><u>Objective:</u> The City shall encourage Planned Developments in the North Area and South Area Residential Special Planning Districts. The City permits Planned Development Districts, which allows for flexibility in the use and design of land and structures. This flexibility may include the alteration of setback requirements, height limits, sign requirements, building coverage limits, off-street parking, density and intensity limits, etc. These districts are excellent areas for the development of a mix of different housing types, such as condominiums, apartments and single-family dwellings.</p> <p><u>Specific Program Required:</u> The City shall produce informational materials describing the Planned Development process and its possibilities, identify areas of the City that may be rezoned as Planned Development Districts, and identify possible development incentives for a Planned Development such as density bonuses, infrastructure cost sharing and increased housing density.</p> <p><u>Responsible Agency:</u> City Planner, Planning Commission, City Council.</p> <p><u>Funding Source:</u> General Fund.</p> <p><u>Implementation Schedule:</u> 2005-2006.</p> <p><u>Expected Results:</u> The promotion of neighborhoods with a mix of different housing types and land uses, affordable to a broad range of households.</p>	<p><u>Progress:</u> Following the adoption of the General Plan in 1997, the City has approved one new development within the North Area PD district area. This project is the location of a self-help project currently under construction.</p> <p><u>Effectiveness:</u> Effective. The current project under construction is the only major project to have been developed within the City in the last ten years.</p>	<p>This program is appropriate to address local physical and infrastructure conditions and to encourage unique development options and will be continued to ensure that planned development are encouraged in the mix of different housing types and land uses, affordable to a broad range of households in the City as part of the Housing Element update.</p>

Program	Progress/Effectiveness	Appropriateness
<p><b>Program 2.11 Substandard Lot Development Variance</b></p> <p><u>Objective:</u> To provide opportunities for the use of under-utilized residential parcels. Within the City there are four vacant small residentially zoned lots, less than 7,200 square feet, (APN: 022-150-032, 001-013-023, 001-113-012, 011-140-048) which may support residential development but because of the 7,200 minimum square footage requirement in the City's Zoning Ordinance, these lots are unbuildable at this time. This program was developed to allow these lots to apply for a variance to allow for development on a lot less than 7,200 square feet.</p> <p><u>Specific Action Required:</u> The City shall allow the owners of the identified lots to apply for a variance to allow development on lots not meeting the minimum required lot size. The City shall support such requests for a variance to the minimum lot size, when no public health and safety issues are found.</p> <p><u>Responsible Agencies/Departments:</u> City Planner, Planning Commission, City Council.</p> <p><u>Funding Sources:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Action will commence at the time of application for variance.</p> <p><u>Expected Results:</u> The potential utilization of four (4) substandard lots.</p>	<p><u>Progress:</u> Since the adoption of the Housing Element, two of the four vacant small residentially zoned parcels have been developed. The City approved a Variance on one of the parcels to allow for construction and use of the site pursuant to this program.</p> <p><u>Effectiveness:</u> Effective. Program 2.11 has been used by the City to allow for the development of one of the four existing non-conforming sites within the City.</p>	<p>This program is appropriate to help ensure the utilization of existing sub-standard vacant parcels in the City and will be continued to ensure that the existing legal non-conforming sites in the City can be utilized.</p>

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Program	Progress/Effectiveness	Appropriateness
<p><b>Program 2.12 Additional Sites for R3 Zoning</b></p> <p><u>Objective:</u> To provide opportunities higher density R3 development. Currently the City does not have any vacant lands with the Zoning designation of R3. R3 zoned land have the largest potential to provide housing for lower income persons. By rezoning areas of the City to R3, the City is providing for the development of affordable housing.</p> <p><u>Specific Action Required:</u> The City has identified a vacant four acre parcel, which is currently zoned as commercial. This parcel will be rezoned to R-3 by the City. Rezoning will provide additional lands for multifamily development and assist the City in meeting its housing needs.</p> <p><u>Responsible Agencies/Departments:</u> City Planner, Planning Commission, City Council.</p> <p><u>Funding Sources:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Identification of possible rezone areas by July 2005. Rezone by January 2006.</p> <p><u>Expected Results:</u> The rezoning of at least two acres to R3.</p>	<p><u>Progress:</u> Following the adoption of the Housing Element, the City has re-designated and/or rezoned two parcels of land within the City with the R-3 zone district designation to assist in facilitating their development with higher density housing.</p> <p><u>Effectiveness:</u> Effective. The City has rezoned two parcels of land to the R-3 zone designation and is anticipating the development of one of the site within the planning period.</p>	<p>This program was appropriate at the time of its adoption however because the City can accommodate its RHNA unit allocation utilizing the existing R-3 land inventory, it will be deleted with no further action necessary.</p>
<p><b>PROGRAM 3.1 Housing Discrimination and Housing Equal Opportunity</b></p> <p><u>Objective:</u> Prevent housing discrimination and promote equal housing opportunities.</p> <p><u>Specific Action Required:</u> Continue to coordinate and refer interested persons to the appropriate agencies such as the Community Legal Information Center, Mediation Center of the North Valley, Butte County Housing Authority, and Legal Services of Northern California. The City will act as an independent third party to discrimination complaints. The City will support equal housing opportunity programs by continuing to provide informational fair housing brochures in English and in Spanish that will be available to the public at City Hall, the library,</p>	<p><u>Progress:</u> Fair housing information is available in the lobby of City Hall and at the library.</p> <p><u>Effectiveness:</u> The policy was effective in that the City made information available throughout the City to residents and interested parties throughout the City.</p>	<p>This program is appropriate in making sure that information is available and accessible and will be continued because it has a responsibility to help educate residents about fair housing issues as part of the Housing Element update.</p>

Program	Progress/Effectiveness	Appropriateness
<p>and other public places.</p> <p><u>Responsible Agency:</u> City Planner.</p> <p><u>Funding Source:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Ongoing.</p> <p><u>Expected Results:</u> Adherence with the City's policy of fair housing practices.</p>		
<p><b>iPROGRAM 3.2 Removal of Housing Constraints for Persons with Disabilities</b></p> <p><u>Objective:</u> Identify and remove of possible governmental constraints to the development of housing for persons with disabilities is the intention of the City.</p> <p><u>Specific Action Required:</u> <i>Persons with disabilities have been identified by the State as a housing special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to Biggs housing policies and practices.</i></p> <p><i>The City will annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.</i></p> <p><u>Funding Sources:</u> General Fund.</p> <p><u>Responsible Agencies/Departments:</u> City Administrator, City Planner, Planning Commission, City Council.</p>	<p><u>Progress:</u> The City encourages the development of all housing to facilitate the care of persons with disabilities. During the 2004-2009 Housing Element period, no housing development constraints were identified by the City. No constraints to the development of housing for persons with disabilities have been identified and as a result, no modifications to the City Code have been identified as necessary.</p> <p><u>Effectiveness:</u> This program was effective at working to identify needs and/or constraints to be updated to meet development and accessibility needs for persons with disabilities. During the planning period, the City approved two site plans to accommodate residents with disabilities. One was to install a handicapped accessible ramp at the front of an existing structure and the second was to install a carport to accommodate an accessible van, new ramping to accommodate a wheelchair and an expanded living area to accommodate the disabled individual.</p>	<p>This program is appropriate to assist in the identification of government constraints and The City will continue to identify and remove governmental constraints to housing development for persons with disabilities and develop a more formal reasonable accommodation procedure as part of the Housing Element update.</p>



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Program	Progress/Effectiveness	Appropriateness
<p><u>Implementation Schedule:</u> The City will conduct an evaluation by June 2005 and annually thereafter. If any constraints are found, the City will take subsequent actions within six months of the completion of the evaluation.</p> <p><u>Expected Results:</u> A complete evaluation of the City's policies and regulations to determine if any constraints to the development of disabled housing as a result of those policies and regulations exist and removal of such constraints if they do exist.</p>		
<p><b>PROGRAM 4.1 IMPLEMENT STATE ENERGY CONSERVATION STANDARDS</b></p> <p><u>Objective:</u> The City will to promote energy and resource conservation wherever possible. Applicants for building permits must show compliance with the state's energy conservation requirements at the time of building plans are submitted.</p> <p><u>Specific Program Required:</u> The City will request that the Butte County Development Services Building Division will be responsible for implementing the state's energy conservation standards. This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans.</p> <p><u>Responsible Agency:</u> City Planner, Butte County Building Division.</p> <p><u>Funding Source:</u> General Fund.</p> <p><u>Implementation Schedule:</u> Ongoing.</p> <p><u>Expected Results:</u> The checking of all building plans for compliance with state energy conservation requirements. The increase in energy efficiency will save energy and natural resources.</p>	<p><u>Progress:</u> The City provides energy conservation and assistance program informational brochures, which are available in the City Hall lobby and at the public library. In addition, the City utilizes public benefit funds from electric revenues to fund structure improvements and educational outreach efforts.</p> <p><u>Effectiveness:</u> The policy was effective in that the City made energy conservation and assistance program information available throughout the City. The City is in the process of converting street lighting to LED blubs and continues to offer information and financial assistance to residents to make structures more energy efficient.</p>	<p>This program is appropriate and desired and the City will continue this program to educate residents about energy conservation and promote public programs that are available as part of the Housing Element update.</p>
<p><b>PROGRAM 4.2 BIGGS MUNICIPAL UTILITIES, HOME ENERGY EFFICIENCY REBATE PROGRAM</b></p> <p><u>Objective:</u> The Biggs Municipal Utilities will promote energy and</p>	<p><u>Progress:</u> Energy conservation standards information is readily available throughout the City including in the lobby of City Hall and at the library. In addition, the City utilizes public</p>	<p>This program is appropriate, desirable and required as the City is an electric utility</p>

Program	Progress/Effectiveness	Appropriateness
<p>resource conservation wherever possible.</p> <p><u>Specific Program Required:</u> The Home Energy Efficiency Rebate Program will continue to promote energy reduction and conservation by providing rebates for the installation and usage of energy efficient appliances, insulation materials, windows, energy audits, weatherization, and other energy saving techniques.</p> <p><u>Responsible Agency:</u> Biggs Municipal Utilities.</p> <p><u>Funding Source:</u> Public Benefit charge on utility bills.</p> <p><u>Implementation Schedule:</u> Ongoing.</p> <p><u>Expected Results:</u> The continuation of existing programs and development of future program designed to lower electric and natural resource usage in the City.</p>	<p>benefit funds from electric revenues to fund structure improvements and educational outreach efforts.</p> <p><u>Effectiveness:</u> The policy was effective in that the City made information available to the public at City Hall, at the library, and on the City's website. The City is in the process of converting street lighting to LED blubs and continues to offer information and financial assistance to residents to make structures more energy efficient.</p>	<p>provider and the City will continue this program because it has a responsibility to help educate residents about energy conservation as part of the Housing Element update.</p>

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### 8.3 HOUSING GOALS, POLICIES AND PROGRAMS

*The purpose of this chapter is to present the City of Biggs's housing program, which is based on state, regional, and local housing policies, as well as identified housing needs of the City's residents, housing resources and housing constraints.*

#### STATE HOUSING STRATEGY AND POLICIES

In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

In 1995, the State published the State of California Consolidated Plan that includes a five-year housing strategy. The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the state. Three broad objectives are identified for the use of federal funds:

- 1) Meeting low-income renters needs.
- 2) Meeting low-income homeowners needs.
- 3) Meeting the needs of homeless persons and households requiring supportive services.

Within the five year strategy is a sub-list of strategies that are intended to address housing as a statewide concern:

- 1) Development of New Housing (assisting local governments in preparing and implementing housing elements of their general plan, expedited permit processing for affordable housing, funding resources and fostering partnerships between housing providers).
- 2) Preservation of Existing Housing and Neighborhoods (rehabilitation of existing homes, code enforcement, preserving government-assisted housing projects and mobile home ownership).
- 3) Reduction of Housing Costs (development on surplus and under-utilized land, self-help construction and rehabilitation programs, tax-exempt bonds for development and rehabilitation, financing and manufactured homes, eliminating duplicative environmental review procedures and revising regulations that add to the cost of housing development).

In 1999, the State issued the California Statewide Housing Plan Update. Key issues in the Housing Plan include the following:

- Much higher levels of housing construction are needed to adequately house the State's population.

- High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.
- In some portions of the State, the level of overcrowding has dramatically increased.
- A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use.
- Significant numbers of temporary agricultural workers migrate throughout the State facing housing challenges that impact their welfare.
- Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

## **REGIONAL HOUSING POLICIES**

The Butte County Association of Governments (BCAG) is responsible for the development of regional housing policies for Butte County and the cities within the County. The Draft Regional Housing Needs Plan (RHNP) was issued by BCAG in 2007. The purpose of the RHNP is to allocate to the cities and county their "fair share" of the Butte County's projected housing need by household income group over the seven and a half year (2007-2014) planning period covered by the plan. As discussed in the Housing Needs and Land Inventory section, the RHNP provides the Regional Housing Needs Allocation targets for the City of Biggs.

## **CITY OF BIGGS HOUSING PROGRAM**

The purpose of this section is to create a housing program that works toward the preservation, improvement and development of housing for Biggs. The housing program includes many components, such as the establishment of goals, policies and programs, which together provide a foundation upon which housing activities can be developed and implemented.

## **GOALS, OBJECTIVES, POLICIES AND PROGRAMS**

Biggs's housing goals, policies, and programs concentrate on four specific aspects of the housing market: housing quality, housing quantity and affordability, equal housing opportunity, and natural resources and energy conservation. Goals are provided to address each of these issues, and policies and programs are developed to support and implement each goal.

The goals, objectives, policies and programs of the Biggs Housing Element are as follows:

### **Goal 1: Housing Quality**

*Provide an adequate supply of housing which is affordable, safe, and sanitary for all segments of the community. Housing should be of sufficient quality, quantity, and diversity to afford all persons regardless of race, age, religion, sex, marital status, ethnic background, or personal disabilities an opportunity of selecting among varying types, designs, quality and value.*

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### **Policy 1.1**

Work to provide an adequate supply of housing which is affordable, safe, and sanitary for all segments of the community through the production of new housing stock and/or the maintenance of existing housing stock.

### **Policy 1.2**

Conserve the existing housing stock through the enforcement of city codes, assisting with the rehabilitation of substandard housing units and, where necessary, to provide recommendations for the removal of dilapidated structures.

### **Policy 1.3**

Integrate and make consistent the Housing Element update within the framework of the City of Biggs General Plan.

### **Policy 1.4**

Review the City General Plan, Housing Element and Municipal Code to analyze the effectiveness of the goals, policies, programs and codes and assist in the development of housing for all Biggs residents.

The following programs have been adopted to attain Goal 1 and to implement the above policies.

#### **Program 1.1 – Housing Inspection Program**

Objective: Continue the code enforcement program and explore options for the establishment of a Housing Condition Inspection Program. Buildings found to be in violation of health and safety standards and/or building codes will be targeted for rehabilitation to meet current codes and standards.

Specific Action Required: Implement a building inspection program for health and safety standards and building code violations. Particular attention shall be given to housing units identified as dilapidated in the 2004 Housing Condition Survey. The owners of buildings in need of rehabilitation will be notified of options and programs available to address building issues.

Funding Sources: General Fund.

Responsible Agencies/Departments: Code Enforcement/Building Inspector.

Implementation Schedule: Implement a Housing Condition Inspection Program by January 2011.

Expected Results: The inspection of approximately five housing units on average, annually.

#### **PROGRAM 1.2 – Housing Rehabilitation Program**

Objectives: Continue the Housing Rehabilitation Program to provide financial assistance to eligible owner and renter households for housing rehabilitation.

Specific Action Required: Continue to apply for Community Development Block Grant (CDBG) funding and apply for funding from HOME and CalHome programs. The Housing Rehabilitation

Program shall be publicized through the development of informational material made available at City Hall, the City's quarterly newsletter and the library.

Funding Sources: CDBG Program, HOME, and CalHome.

Responsible Departments/Agencies: City Council, Community Development Specialist.

Implementation Schedule: Apply for funding annually as NOFAs are released.

Expected Results: Provide assistance for the rehabilitation of approximately two housing units on average, annually.

### **PROGRAM 1.3 – Housing Condition Survey**

Objective: Maintain a current inventory of housing conditions within the City.

Specific Action Required: During the next Housing Element Update process, the City will conduct a housing condition survey in order to assess housing conditions in the City and determine the need for rehabilitation.

Funding Sources: CDBG PTA Grant.

Responsible Departments/Agencies: Community Development Specialist.

Implementation Schedule: During the preparation of the next Housing Element.

### **PROGRAM 1.4 – General Plan and Housing Element Periodic Review and Update**

Objective: Maintain a General Plan, including the Housing Element that contains current data and is effective in implementing housing goals.

Specific Action Required: Review the General Plan and Housing Element on an annual basis as part of the City's General Plan Annual Report to evaluate the effectiveness of the Element in achieving goals and objectives and update the data in the Element on a continual basis. Provide annual reports as to the effectiveness of the Housing Element to the Biggs City Council and the Department of Housing and Community Development, as required by Government Code Section 65400.

Responsible Agency: City Planner, City Council.

Funding Source: General Fund.

Implementation Schedule: Annually.

Expected Results: Annual evaluation of the effectiveness of the General Plan, including Housing Element Goals, Policies and Programs.

### **PROGRAM 1.5 – Zoning Ordinance Review and Update**

Objective: Maintain a Zoning Ordinance that contains current data and is effective in implementing housing goals.

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Specific Action Required: Review the Zoning Ordinance on an ongoing basis to determine the effectiveness of the Ordinance in achieving goals and objectives and update the data in the General Plan and its compliance with State law.

Responsible Agency: City Planner, City Council.

Funding Source: General Fund.

Implementation Schedule: Ongoing.

Expected Results: Ongoing evaluation of the effectiveness of the Zoning Ordinance in achieving the goals of the General Plan and its compliance with State law.

### PROGRAM 1.6 – Design Review Evaluation

Objective: The City's Zoning Ordinance requires a design review of all development proposals, with some exceptions. The objective of this program is to minimize discretionary aspects of the design review process and provide clear guidance for developers.

Specific Action Required: Review of the design review process annually to determine if the process has a negative impact on residential development. If the process is determined to constrain residential development, the City shall initiate actions to address these constraints.

Responsible Agency: City Planner, City Council.

Funding Source: General Fund

Implementation Schedule: Evaluation of design review process to occur annually.

Expected Results: A design review process that presents clear guidance and has predictable outcomes.

### PROGRAM 1.7 – Multifamily Housing

Objective: Continue to explore alternative methods for increasing the City's affordable housing stock.

Specific Action Required: Currently, the City allows for the development of single-family homes in the high density zoning district (R-3). The City will consider amending the Zoning Ordinance to require a CUP for single-family development in the R-3 zoning district so that these remaining sites can be used to accommodate multi-family housing.

Responsible Agency: City Planner, City Council.

Funding Source: General Fund

Implementation Schedule: Pursue and amendment to the Zoning Ordinance by January 2011.

Expected Results: Help to facilitate the development of affordable housing.

**Goal 2: Housing Quantity and Affordability**

The preservation of existing housing and the construction of new housing at a range of costs and in quantities to meet the needs of existing and future residents of the City.

**Policy 2.1**

Assist in the production of housing for special needs groups, such as: seniors, the disabled, large families, farmworkers, single-headed households, and the homeless.

**Policy 2.2**

Strive to achieve the City's fair share allocation of the market area housing needs for the 2009-2014 period as determined by the Butte County Association of Governments.

**Policy 2.3**

Assist in the development of housing affordable to low, very-low, and extremely-low households through financial and/or technical assistance.

**Policy 2.4**

Provide adequate housing information to guide municipal decisions and to determine their effect on housing quality and inventory and to encourage private industry to meet the housing needs.

The following programs have been adopted to attain Goal 2 and to implement the above policies.

**PROGRAM 2.1 – First-Time Homebuyers Program**

Objective: Continue the First-Time Homebuyers Program to assist lower-income households purchase a home.

Specific Action Required: Apply annually for HOME and CDBG funding for the continuation of this program.

Funding Sources: General Fund, HOME and CDBG funds (if available).

Responsible Departments/Agencies: Community Development Specialist.

Implementation Schedule: Ongoing. Apply for funds annually.

Expected Results: Provide funding for qualified first-time home buyers based upon monies available.

**PROGRAM 2.2 – Farmworker Housing**

Objective: Provide for the development of suitable housing for farmworkers. Farmworkers typically have special housing needs due to their lower incomes and the seasonal nature of their work. As a result, farmworkers often have a more difficult time finding suitable housing. California Health and Safety Code Section 17021.5 states that employee housing for farmworkers accommodating six or fewer workers shall be considered a residential use and shall not require any special approvals that are not required of a family dwelling of the same type in the same



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zone. Currently, the City's Zoning Ordinance does not explicitly allow for agricultural employee housing within zoning districts in the City.

Specific Action Required: The City shall amend its Zoning Ordinance so that it conforms to State law regarding farmworker housing for six or fewer persons. The City shall consider measures to encourage the production of housing for permanent and migrant farmworkers. Such measures include funding development, developer identification, maintaining an inventory of suitable sites, site development, and ensuring zoning and development standards that would facilitate a variety of housing types for farmworker housing needs.

Funding Sources: General Fund, USDA funds (e.g., Section 515 and 516), HCD funds (e.g., Joe Serna Farmworker Housing Grants), HOME, CDBG, and CalHome.

Responsible Departments/Agencies: City Planner, Community Development Specialist, City Council.

Implementation Schedule: Amend the Zoning Code to allow farmworker housing by right as required by state law by 2011. Investigate resources available to further the goal of providing needed farmworker housing on an on-going basis.

Expected Results: Facilitate the development of housing for farmworkers.

### **PROGRAM 2.3 – Large Household Housing**

Objective: Renter households with six or more persons do not have an adequate number of dwelling possibilities in the City. The number of large rental housing units is limited in the City, and as such large renter households cannot obtain adequate housing.

Specific Action Required: The City will consider a program to provide incentives such as fee reductions, modifications to development standards, and financial incentives for the development of rental housing units with four or more bedrooms.

Funding Sources: HOME/CDBG Programs.

Responsible Departments/Agencies: City Council, Community Development Specialist.

Implementation Schedule: Ongoing.

Expected Results: Increased attractiveness of the development of larger residential housing units.

### **PROGRAM 2.4 – Infill Development Program**

Objective: The supply of developable land zoned for higher-density residential use is a limiting constraint to the development of higher-density housing in the City. Identification of vacant and underutilized residential land and its development potential will help to determine the residential development potential in the City and assist in identifying ways to remove the constraints.

Specific Action Required: The City will maintain a database of vacant and underutilized residential land and the constraints to the development of that land. This information shall be made available to the public by the City.

Responsible Agency: City Planner.

Funding Source: General Fund.

Implementation Schedule: Ongoing.

Expected Results: The development of two to four infill residential units during the planning period.

### **Program 2.5 – Second Units**

Objective: An adequate second dwelling unit housing supply to meet the needs of the expanding Biggs population.

Specific Action Required: Encourage the development of second dwelling units and allow the following incentives on a case by case basis: the reduction of parking requirements; enhanced processing times, and impact fee reduction. Provide educational materials regarding second units in the form of brochures at City Hall and the public library.

Responsible Agency: City Planner, City Council.

Funding Source: General Fund.

Implementation Schedule: Ongoing.

Expected Results: The development of four additional second dwelling units .

### **PROGRAM 2.6 – Development Processing System Review Program**

Objective: Minimize processing time for development permits, especially those for affordable residential projects and those that conform to City development requirements. Complex processing procedures in permit issuance can be an obstacle in housing development especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs.

Specific Program Required: Annually monitor the development processing/review procedures on an ongoing basis, and make changes as required to minimize the time required for review by the City as much as feasible. This reduction in time will reduce the cost to developers and may increase housing production in the City.

Responsible Agency: City Planner, Building Department.

Funding Source: General Fund.

Implementation Schedule: Annually.

Expected Results: The reduction of plan review time needed by City staff to process complex affordable housing projects.

### **PROGRAM 2.7 – State and Federal Housing Programs**

Objective: To provide support and assistance to affordable housing developers to help meet the needs of existing and future residents.

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Specific Action Required: Coordinate with county, state and federal resources to obtain any available sources of funding for the development of affordable housing units. Actively pursue all potential funding sources available to the City. This activity will be updated bi-annually. The City will assist and support applications for funding for affordable housing development.

There are a number of state and federal programs which provide low-cost financing or subsidies for the production of low and moderate income housing. Certain programs require an application and participation by the local public agency, other programs are for use by non-profit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The City will determine which programs will be most beneficial for housing production in the City and then directly or indirectly pursue those programs. Programs in which the City will consider are:

- State Predevelopment Loan Program (PDLP)
- Multifamily Housing Program (MHP)
- Rural Development Assistance Program
- State Joe Serna Farmworker Grant Program (FWHG)
- USDA Rural Development, Section 515 Program
- USDA Rural Development, Section 523/524 Technical Assistance Grants
- Community Development Block Grant Program (CDBG)
- Home Investment Partnerships Program (HOME)
- CalHome Program

Funding Sources: All available federal, state and local sources.

Responsible Departments/Agencies: Community Development Specialist.

Implementation Schedule: Ongoing. Scheduling of City applications for funding from the various Federal and State funding programs are dependent on the application deadlines for the various programs. The City will contact the Department of Housing and Community Development bi-annually to determine the application deadlines for the various funding sources. The City will apply for funding as it comes available and as staffing permits.

Expected Results: Increased interest in the production of targeted housing units in the City.

### PROGRAM 2.8 – Density Bonus Program

Objective: The production of additional low and moderate income housing.

Specific Action Required: Density bonus law was amended in 2004. Under the new provisions, a bonus can be given when a project provides affordable housing, senior housing (whether affordable or not), donations of land for affordable housing, condominium conversions that include affordable housing and child care facilities. Developers may also receive various zoning concessions and reduce parking standards. Development of at least 5 units are eligible for the bonus if either 5 percent of the units are affordable to very low-income households, 10 percent are affordable to low-income households, or 10 percent are affordable to moderate-income households.

The 2004 modification provided for higher density bonuses for lower-income units and lower bonuses for moderate-income units. Housing developments can apply for a 20 percent density bonus if they provide either 5 percent to very low- or 10 percent to low-income households but only a 5 percent bonus if the development provides 10 percent moderate-income units. The amendment also initiated a sliding scale that requires an additional 2.5 percent bonus for each additional increase of 1 percent very low-income units, an additional 1.5 percent bonus for each additional 1 percent increase in lower-income units, and an additional 1 percent bonus for each 1 percent increase in moderate-income units. The total density bonus cannot exceed 35 percent. The amended statute contains specific provisions for each of the eligible types of housing (see Government Code Section 65915.65918).

The City's Zoning Ordinance shall be amended to adhere to the 2004 statutory modifications to the state density bonus law.

The City will amend its Zoning Ordinance to offer a density bonus in accordance with the state density bonus law of up to 35 percent.

Responsible Agencies/Departments: City Planner.

Funding Sources: General Fund.

Implementation Schedule: Amendment of Zoning Ordinance to adhere to new density bonus legislation shall be completed by January 2011. Continuation of the existing program on an ongoing basis.

Expected Results: An increased probability to achieve additional affordable housing units.

#### **PROGRAM 2.9 – Planned Development**

Objective: Encourage Planned Developments in the North Area and South Area Residential Special Planning Districts as discussed in the City's General Plan. The City permits Planned Development Districts, which allows for flexibility in the use and design of land and structures. This flexibility may include the alteration of setback requirements, height limits, sign requirements, building coverage limits, off-street parking, density and intensity limits, etc. These districts are areas for the development of a mix of different housing types, including live-work units, apartments, and single-family dwellings.

Specific Program Required: Provide informational materials and staff resources to describe the Planned Development process and its possibilities, identify areas of the City that may be rezoned as Planned Development Districts, and identify possible development incentives for a Planned Development such as density bonuses and development standard modifications.

Responsible Agency: City Planner, City Council.

Funding Source: General Fund.

Implementation Schedule: Produce informational materials by January 2011.

Expected Results: The promotion of neighborhoods with a mix of different housing types and land uses, affordable to a broad range of households.

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### Program 2.10 – Substandard Lot Development Variance

Objective: To provide opportunities for the use of under-utilized residential parcels. Within the City there are four vacant small residentially zoned lots, less than 7,200 square feet, (APN: 022-150-032, 001-013-023, 001-113-012, 011-140-048) which may support residential development but because of the 7,200 minimum square footage requirement in the City's Zoning Ordinance, these lots are unbuildable at this time. This program was developed to allow these lots to apply for a variance to allow for development on a lot less than 7,200 square feet.

Specific Action Required: The City shall allow the owners of the identified lots to apply for a variance to allow development on lots not meeting the minimum required lot size. The City shall support such requests for a variance to the minimum lot size, when no public health and safety issues are found.

Responsible Agencies/Departments: City Planner, City Council.

Funding Sources: N/A.

Implementation Schedule: As requested.

Expected Results: The potential utilization of up to four (4) existing substandard lots.

### Program 2.11 – Emergency Shelters/Transitional and Supportive Housing

Objective: The provision of emergency shelters and transitional and supportive housing resources for homeless and nearly homeless persons as required by State law..

Specific Action Required: The City's Zoning Ordinance shall be amended as necessary to adhere to State legislation regarding the allowance of emergency shelters, transitional and supportive housing by right in the M-1 zoning district. Both transitional and supportive housing will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure.

In addition, the City will evaluate the potential for adopting development standards consistent with Government Code Section 65583(a)(4), which may include lighting, on-site management, maximum number of beds or persons to be served nightly by the facility, off-street parking based on demonstrated need, and security during hours that the emergency shelter is in operation.

The City will continue to support local and regional public assistance programs for the homeless, such as those sponsored by the Butte County Continuum of Care.

Responsible Agencies/Departments: City Planner, City Council, Community Development Specialist.

Funding Sources: General Fund.

Implementation Schedule: Amend the Zoning Ordinance to conform to shelter and supportive housing legislation requirements by January 2011.

Expected Results: Amend the Zoning Ordinance to address emergency shelters and transitional and supportive housing projects as required by law.

### **Program 2.12 – Single-Room Occupancy Units**

**Objective:** To encourage and facilitate supportive housing and single-room occupancy units (SROs).

**Specific Action Required:** The City's Zoning Ordinance allows for multifamily dwellings, which includes units designed for or used for residential occupancy by more than two families. Unit types could include apartment houses, dormitories, rooming houses, row houses, townhouses and similar housing types; each with or without common or separate kitchen or dining facilities.

Additionally, residential zones allow for guesthouses which are a detached accessory building intended for occupancy by guests without compensation of any kind as a condition of occupancy and used as sleeping quarters only, without cooking facilities. The development standards for these types of uses are the same as other uses in the respective zone and do not constrain the development of SRO types. The City will update its Zoning Code to include a definition for SROs in the same zone(s) where types of units are allowed.

**Responsible Agencies/Departments:** City Planner, City Council.

**Funding Sources:** General Fund.

**Implementation Schedule:** Amend the Zoning Ordinance definitions to include a specific definition of SROs to meet AB 2634 requirements by August 2011.

**Expected Results:** Continue to allow SROs by right in the R-3 zoning district.

### **Program 2.13 – Extremely Low-Income Households**

**Objective:** To encourage and facilitate supportive housing and single-room occupancy units (SROs).

**Specific Action Required:** The City shall continue to work with the private sector, nonprofit agencies, and to secure funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income households. As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing (i.e. SROs) for extremely low-income households. In addition, the City will consider incentives or regulatory concessions to encourage the development of SROs.

**Responsible Agencies/Departments:** City Planner, City Council.

**Funding Sources:** CDBG, HOME

**Implementation Schedule:** Annually, as funding is available.

**Expected Results:** Help facilitate the development of housing affordable to extremely low-income households.

### **Program 2.14 – At Risk Units**

**Objective:** Preservation of affordable units in the City.

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Specific Action Required: The City shall maintain a list of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include at least: the number of units, the type of government program, and the date on which the units may convert to market-rate dwellings.

The City will require all property owners to provide at least 2 years notice prior to the conversion of any units for lower-income households to market-rate units in any of the following circumstances:

- the units were constructed with the aid of government funding
- the project was granted a density bonus
- the project received other incentives

Such notice shall be given at least to the following:

- The City
- HCD
- Butte County Housing Authority
- Residents of at-risk units
- Any others deemed appropriate

Responsible Agencies/Departments: City Planner, City Council.

Funding Sources: General Fund

Implementation Schedule: Ongoing.

Expected Results: Monitor at-risk housing units.

### **Goal 3: Equal Housing opportunity**

*It is the goal of the City of Biggs to assure that discrimination is not a factor in the ability of households to obtain housing.*

#### **Policy 3A**

Do not allow discrimination to interfere with the attainment of the City's housing goals, policies and programs.

#### **Policy 3B**

Coordinate with all regional governmental and non-governmental agencies to address the regional housing problems of all special needs groups.

#### **Policy 3C**

Endeavor to include all segments of the community in the development and revision of the Housing Element.

The following programs have been adopted to attain Goal 3 and to implement the above policies.

#### **Program 3.1 – Housing Discrimination and Housing Equal Opportunity**

Objective: Prevent housing discrimination and promote equal housing opportunities.

Specific Action Required: Continue to coordinate and refer interested persons to the appropriate agencies such as the Community Legal Information Center, Mediation Center of the North Valley, Butte County Housing Authority, and Legal Services of Northern California. The City will act as an independent third party to discrimination complaints. The City will support equal housing opportunity programs by continuing to provide informational fair housing brochures in English and Spanish that will be available to the public at City Hall, the library, and other public places.

Responsible Agency: City Planner, Community Development Specialist.

Funding Source: N/A.

Implementation Schedule: Ongoing.

Expected Results: Adherence with the City's policy of fair housing practices.

### **PROGRAM 3.2 – Removal of Housing Constraints for Persons with Disabilities**

Objective: Identify and remove possible governmental constraints to the development of housing for persons with disabilities.

Specific Action Required: Persons with disabilities have been identified by the State as a housing special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to Biggs housing policies and practices.

The City will annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

Funding Sources: General Fund.

Responsible Agencies/Departments: City Administrator, City Planner, City Council.

Implementation Schedule: Annually review zoning code for constraints to housing for disabled persons. The City will adopt a more formalized reasonable accommodations procedure by August 2012.

Expected Results: An evaluation of the City's policies and regulations to determine if any constraints to the development of disabled housing as a result of those policies and regulations exist and removal of such constraints if they do exist. Adoption of a reasonable accommodations procedure by August 2012.

### **Goal 4: Natural Resources and Energy Conservation**

*It is the goal of the City to promote the conservation of natural resources and energy in housing production.*



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### **Policy 4.1**

Encourage the development of energy efficient housing by utilizing efficient designs and materials as well as encouraging proper orientation of new home to maximize solar radiation.

The following programs have been developed to attain the Goal 4 and implement the above policy.

### **Program 4.1 – Implement State Energy Conservation Standards**

Objective: Promote energy and resource conservation wherever possible. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.

Specific Program Required: The City will request that the Butte County Development Services Building Division will be responsible for implementing the state's energy conservation standards. This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans.

Responsible Agency: City Planner, Butte County Building Division.

Funding Source: N/A.

Implementation Schedule: Ongoing.

Expected Results: The checking of all building plans for compliance with state energy conservation requirements. The increase in energy efficiency will save energy and natural resources.

### **PROGRAM 4.2 – Biggs Municipal Utility, Home Energy Efficiency Rebate Program**

Objective: The Biggs Municipal Utility will promote energy and resource conservation wherever possible.

Specific Program Required: The Home Energy Efficiency Rebate Program will continue to promote energy reduction and conservation by providing rebates for the installation and usage of energy efficient appliances, insulation materials, windows, energy audits, weatherization, and other energy saving techniques.

Responsible Agency: Biggs Municipal Utility.

Funding Source: Public Benefits funds.

Implementation Schedule: Ongoing.

Expected Results: The continuation of existing programs and development of future program designed to address electric and natural resource usage in the City.

## QUANTIFIED OBJECTIVES SUMMARY

Based on the above programs the City has the objective to provide for the rehabilitation of 10 units. As described in Section 8.5 Housing Need and Land Inventory, the realistic capacity of available residential sites would yield 209 units between 2009 and 2014, as shown in **Table 8.3** below.

**TABLE 8.3**  
**QUANTIFIED OBJECTIVES SUMMARY (2009-2014)**

Income Group	Rehab	Preservation/ Conservation	Additional Residential Capacity
Extremely Low	10		68
Very-low		0	
Low		0	56
Moderate	0	0	19
Above-Moderate	0	0	66
<b>Total</b>	<b>10</b>	<b>0</b>	<b>209</b>

*Note: No affordable housing units are anticipated to need preservation or conservation during the Housing Element planning period.*

## 8.0 HOUSING

### 8.4 HOUSING NEEDS ASSESSMENT

Demographic and socioeconomic variables such as population, household characteristics, and housing stock conditions must be analyzed in order to adequately determine the present and future housing needs of the City of Biggs. In addition, the special housing needs of particular groups must be addressed. The following information is taken from U.S. Census reports, the California Department of Finance (DOF), California Employment Development Department (EDD), the Butte County Association of Governments (BCAG), and City documents.



#### POPULATION CHARACTERISTICS

##### Population Trends

**Table 8.4** shows the population growth in Biggs and Butte County since 1980, along with its projected population to 2030. Between 1990 and 2000, the City's population increased by 13.4 percent, which is an average annual increase of 1.3 percent.. This growth rate was higher than that for the County (1.0 percent) during the same period.. From 2000 to 2009, the City experienced a slight decrease in population (0.9 percent).

Projections from BCAG provide population estimates for all cities within Butte County. Based on the BCAG projections, the population of Biggs is expected to increase by 2,220 persons between 2009 and 2030, which is an increase of approximately 124.9 percent. This projected growth rate is highest in Butte County.

**TABLE 8.4  
POPULATION**

Year	Population	Change	% Change	Annual % Change
<b>City of Biggs</b>				
1980	1,413			
1990	1,581	168	11.9%	1.1%
2000	1,793	212	13.4%	1.3%
2009 <sup>1</sup>	1,777	-16	-0.9%	-0.10%
2015	2,311	534	30.0%	5.0%
2020 <sup>2</sup>	3,062	1,285	72.3%	7.2%
2030 <sup>2</sup>	3,997	935	30.5%	2.8%
<b>Butte County</b>				
1980	143,851			
1990	183,900	40,049	27.8%	2.8%
2000	203,171	19,271	10.5%	1.0%
2009 <sup>1</sup>	220,748	17,577	8.7%	1.0%

2015	254,224	33,476	15.2%	2.5%
2020 <sup>2</sup>	276,277	55,529	25.2%	2.3%
2030 <sup>2</sup>	321,315	45,038	16.3%	1.63%

Source: 1980, 1990, 2000 U.S. Census;

<sup>1</sup> California Department of Finance, 2009

<sup>2</sup> Butte Regional Growth Projections 2006 – 2030

## Population by Age

Table 8.5 shows the population of Biggs by age group and the percent change between 1990 and 2000.. According to the 2000 U.S. Census, the median age for the City was 30.1, which was younger than Butte County with a median age of 32.9. In the City of Biggs, children age 14 and under accounted for 27.7 percent of the total population, compared to 19.5 percent for Butte County. Approximately 10.5 percent of the population of Biggs was 65 years and over, as compared to Butte County with 15.8 percent of persons 65 years or over. This population group is considered to have special housing needs, which are discussed later in this Housing Element.

The largest age group in the City of Biggs was the 35-44 age group, which represented 16.1 percent of the total City population. This was an increase in proportion from 1990 of 14.2 percent. The second largest age group was the 25-34 age group, which in 1990 had been the largest age group proportionately. The largest percentage increase occurred in the 45-54 age group, with a 32.9 percent increase. This mirrors the changes in the Butte County population, where the largest proportional change was also in the 45 to 54 age group (69.7 percent).

**TABLE 8.5**  
**POPULATION BY AGE**

Age Group	1990		2000		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
Under 5 Years	134	8.5%	139	7.8%	5	3.7%
5 to 9 Years	163	10.3%	172	9.6%	9	5.5%
10 to 14 Years	155	9.8%	185	10.3%	30	19.4%
15 to 19 Years	138	8.7%	180	10.0%	42	30.4%
20 to 24 Years	78	4.9%	96	5.4%	18	23.1%
25 to 34 Years	228	14.4%	237	13.2%	9	3.9%
35 to 44 Years	224	14.2%	289	16.1%	65	29.0%
45 to 54 Years	146	9.2%	194	10.8%	48	32.9%
55 to 59 Years	55	3.5%	72	4.0%	17	30.9%
60 to 64 Years	47	3.0%	41	2.3%	-6	-12.8%
65 to 74 Years	119	7.5%	104	5.8%	-15	-12.6%
75 to 84 Years	80	5.1%	72	4.0%	-8	-10.0%
85 Years and Over	14	0.9%	12	0.7%	-2	-14.3%

Source: 1990, 2000 U.S. Census

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### POPULATION BY RACE

According to the 2000 U.S. Census, as shown in **Table 8.6**, the largest racial group in Biggs was white, representing 74.5 percent of the City's total population. This group was also the largest racial group for the County representing 84.5 percent of the County's total population. The "Other Race" category represented the second largest racial group in both the City and County. The second highest percentage was the American Indian/Alaska Native category, which represented 1.8 percent of the City's population.

Hispanic is an ethnicity that can be associated with several races. The City has 494 persons that are Hispanic. This was an increase of 244 persons from 1990. Hispanic persons comprised of approximately 27.6 percent of the City's 2000 population. If Hispanic ethnicity were counted as a separate racial group, the percentage of the white race group would decrease to 67.7 percent. Hispanics are the fastest growing racial/ethnic group in the City, with the population doubling between 1990 and 2000.

**TABLE 8.6**  
**POPULATION BY RACE**

Race	1990		2000		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
White	1,364	86.3%	1,336	74.5%	-28	-2.1%
African American	0	0.0%	8	0.4%	8	-
American Indian, Alaska Native	32	2.0%	33	1.8%	1	3.1%
Asian, Native Hawaiian and Pacific Islander	8	0.5%	15	0.8%	7	87.5%
Other Race	177	11.2%	332	18.5%	155	87.6%
Two or more Races <sup>1</sup>	n/a	n/a	69	3.8%	n/a	n/a
<b>Total</b>	<b>1,581</b>	<b>100.0%</b>	<b>1,793</b>	<b>100.0%</b>	<b>-</b>	<b>-</b>
Hispanic	244	15.4%	494	27.6%	250	102.5%

Source: 1990, 2000 U.S. Census

<sup>1</sup> The "two or more race" category was not available in the 1990 U.S. Census

### EMPLOYMENT CHARACTERISTICS

According to the California Employment Development Department (EDD), the City of Biggs had 800 employed persons in 2008 and had an unemployment rate of 10.5 percent (**Table 8.7**). As compared to the unemployment rate in 2004, which was 9.3 percent. The gradual increase in the unemployment rate in the past four years is a reflection of the economic decline that both the state and nation have experienced. Historically, the City unemployment rate has been greater than that of Butte County. In 2008 the County unemployment rate was 8.4 percent, while in 2004 it was 7.4 percent.

**TABLE 8.7**  
**ANNUAL AVERAGE EMPLOYMENT**  
**CITY OF BIGGS**

Year	Employed	Unemployed	Unemployment Rate
2004	700	100	9.3%
2005	700	100	8.6%
2006	800	100	7.8%
2007	800	100	8.4%
2008	800	100	10.5%

Source: California Employment Development Department, 2004 - 2008

**Table 8.8** illustrates employment in the City of Biggs by industry. According to the 2000 U.S. Census, the majority of persons employed in Biggs worked in the Services sector, 38.0 percent (253 persons) of the City's workforce. The Services sector had both the largest numerical increase in employment and the greatest percentage increase since 1990, with an increase of 57.1 percent (92 persons). Other significant percentage increases occurred in Manufacturing (53.4 percent) and Wholesale Trade (52.4 percent). By 2000, three of the ten industrial sectors had decreases in employment, with the largest percentage decrease occurring in Transportation, Communications and Public Utilities (-47.5 percent).

**TABLE 8.8**  
**EMPLOYMENT BY INDUSTRY**  
**CITY OF BIGGS**

Industry	1990		2000		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
Agriculture, Forestry, Fishing, Hunting and Mining	53	9.6%	74	11.1%	21	39.6%
Construction	62	11.3%	44	6.6%	-18	-29.0%
Manufacturing	58	10.5%	89	13.4%	31	53.4%
Transportation, Communications and Public Utilities	61	11.1%	32	4.8%	-29	-47.5%
Wholesale Trade	21	3.8%	32	4.8%	11	52.4%
Retail Trade	85	15.4%	91	13.7%	6	7.1%
Information	N/A	-	5	0.8%	5	-
Finance, Insurance and Real Estate	22	4.0%	14	2.1%	-8	-36.4%
Services	161	29.2%	253	38.0%	92	57.1%
Government	28	5.1%	32	4.8%	4	14.3%
<b>Total*</b>	<b>551</b>	<b>100.0%</b>	<b>666</b>	<b>100.0%</b>	<b>-</b>	<b>-</b>

Source: 1990, 2000 U.S. Census

\* Total represents all employed persons 16 years of age and over.

## 8.0 HOUSING

The major employers in Biggs are generally limited to the agricultural and public sectors. Given the small size of the City and its location near larger cities, the number of businesses is limited and employment is often available elsewhere. Major employers based in Biggs or the immediate vicinity include: Red Top Rice Growers, Sun West Milling Company, the Biggs Unified School District, and the City of Biggs.

Table 8.9 illustrates employment in Biggs by occupation. The Sales and Office category represented the largest occupational sector in the City (27.9 percent).. The largest occupational sector increases between 1990 and 2000 occurred in the Management and Professional sector (47.9 percent) and the Production and Transport sector (47.6 percent). The occupational sectors that experienced a decrease of employed persons was in Construction, Extraction and Maintenance (10.2 percent) and Farming, Fishing and Forestry (6.8 percent).

**TABLE 8.9**  
**EMPLOYMENT BY OCCUPATION**  
**CITY OF BIGGS**

Industry	1990		2000		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
Management and Professional	96	17.4%	142	21.3%	46	47.9%
Service	76	13.8%	102	15.3%	26	34.2%
Sales and Office	153	27.8%	169	25.4%	16	10.5%
Farming, Fishing and Forestry	44	8.0%	41	6.2%	-3	-6.8%
Construction, Extraction and Maintenance <sup>1</sup>	98	17.8%	88	13.2%	-10	-10.2%
Production and Transport <sup>2</sup>	84	15.2%	124	18.6%	40	47.6%
<b>Total*</b>	<b>551</b>	<b>100%</b>	<b>666</b>	<b>100%</b>	<b>-</b>	<b>-</b>

Source: 1990, 2000 U.S. Census

<sup>1</sup> Formerly Precision Production, Craft and Repair

<sup>2</sup> Formerly Operators, Fabricators and Laborers

\* Total represents all employed persons 16 years of age and over.

**Table 8.10** shows employment projections from 2006 through 2016 as related to job growth for the Chico Metropolitan Statistical Area (MSA), which includes all of Butte County. Over the next 7 years, the Chico MSA expects new employment to be concentrated in a variety of occupations ranging from pharmacists and pharmacy technicians to customer service representatives. When comparing annual incomes to the median income for Butte County for 2009 (\$55,800), only one of these occupational group, Healthcare Practitioners and Technical Occupations, is above the median income.

Occupations in **Table 8.10** include:

- Pharmacy Technicians and Pharmacists
- Home Health and Personal and Home Care Aides
- Medical Assistants
- Cost Estimators
- Social and Human Service Assistants

- Customer Service Representatives
- Management Analysts
- Massage Therapists

Of these eight occupational groups, the highest annual salary falls under the Healthcare Practitioners and Technical Occupations group at \$61,887 and the lowest annual salary is within the Food Preparation and Serving Related Occupations at \$17,768.

**TABLE 8.10**  
**CHICO METROPOLITAN STATISTICAL AREA (BUTTE COUNTY)**  
**PROJECTIONS OF EMPLOYMENT**

Occupational Group	Estimated Employment (2006)	Estimated Employment (2016)	Numerical Change	Percentage Change	Annual Salary	Income Category
Education, Training, and Library Occupations	7,340	8,590	1,250	17.0%	\$45,603	Low
Office and Administrative Support Occupations	13,690	14,780	1,090	8.0%	\$27,405	Very Low
Food Preparation and Serving Related Occupations	7,860	8,900	1,040	13.2%	\$17,768	Very Low
Sales and Related Occupations	8,810	9,680	870	9.9%	\$22,761	Very Low
Healthcare Practitioners and Technical Occupations	4,560	5,380	820	18.0%	\$61,887	Median
Healthcare Support Occupations	3,700	4,430	730	19.7%	\$22,943	Very Low
Personal Care and Service Occupations	3,470	4,050	580	16.7%	\$20,197	Very Low
Construction and Extraction Occupations	4,530	5,030	500	11.0%	\$38,334	Very Low

Source: California Employment Development Department, 2009 HCD Income Limits (based on a four-person household)

## HOUSEHOLD CHARACTERISTICS

According to the DOF, the number of households in the City of Biggs is expected to increase by 59 households (10.3 percent) between 2000 and 2009. When looking at the BCAG projections, Biggs is expected to experienced a slight decrease in population (16 people) percent over from 2000 to 2009 (see Table 8.2). This would indicate a possible decrease in average household size. According to the 2000 U.S. Census, the average household size in Biggs was 3.14 persons, while DOF estimates that the average household size for Biggs in 2009 was 3.02 persons.

**Table 8.11** illustrates the U.S. Census and the DOF household trends for Biggs from 1980 through 2009.

**TABLE 8.11**  
**HOUSEHOLDS**

Year	Households	Change	% Change	Annual % Change
City of Biggs				



## 8.0 HOUSING

Year	Households	Change	% Change	Annual % Change
1980	488			
1990	521	33	6.8%	0.6%
2000	571	50	9.6%	0.9%
2009 <sup>1</sup>	630	59	10.3%	1.1%
<b>Butte County</b>				
1980	56,904			
1990	71,665	14,761	25.9%	2.6%
2000	79,566	7,901	11.0%	1.1%
2009 <sup>1</sup>	96,215	16,649	20.1%	2.3%

Source: 1980, 1990, 2000 U.S. Census

<sup>1</sup> California Department of Finance, 2009

### Household Size

**Table 8.12** displays the household size, number of households and percentage of each household size within the City of Biggs. There has been a significant increase in the number of households with four to six persons since 1990. By contrast, the number of households with two or three persons has decreased. The increase in the number of family-sized households is reflected in the average household size for Biggs, which increased by 3.6 percent between 1990 and 2000. The average household size in Biggs is high when compared with the average household size in Butte County, which was 2.48 persons per household in 2000.

**TABLE 8.12**  
**HOUSEHOLD SIZE**

Household Size	1990		2000		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
1 person	95	17.7%	116	20.2%	21	22.1%
2 person	161	30.0%	126	22.0%	-35	-21.7%
3 person	84	15.6%	82	14.3%	-2	-2.4%
4 person	92	17.1%	118	20.6%	26	28.3%
5 person	67	12.5%	80	14.0%	13	19.4%
6 person	18	3.4%	32	5.6%	14	77.8%
7+ person	20	3.7%	19	3.3%	-1	-5.0%
<b>Total</b>	<b>537</b>	<b>100.0%</b>	<b>573</b>	<b>100.0%</b>	<b>36</b>	<b>6.7%</b>
Average Household Size	3.03		3.14		0.11	

Source: 1990, 2000 U.S. Census

## Household Type

According to the 2000 U.S. Census the majority of households in Biggs were family households, made up approximately 78.8 percent of all households. Family households have increased numerically since 1990, but have proportionally remained the same. However, married couple households have decreased proportionally from 1990 to 2000, although numerically they have increased. The fastest growing category has been the male householder with no wife present and children under 18. The female householder category has increased proportionally between 1990 and 2000, but female-headed households with children under 18 have slightly declined. Also worth noting is the decrease in the number of households with individuals 65 years of age and over.

A summary of Biggs household characteristics is provided in **Table 8.13**.

**TABLE 8.13**  
**HOUSEHOLD CHARACTERISTICS**

Household Type	1990		2000		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
Total Households	521	100.0%	571	100.0%	50	9.6%
Family Households	411	78.9%	450	78.8%	39	9.5%
<i>Married Couple Households</i>	335	64.3%	346	60.6%	11	3.3%
<i>Female Householder, no husband present</i>	60	11.5%	76	13.3%	16	26.7%
<i>Female Householder with child under 18</i>	44	8.4%	41	7.2%	-3	-6.8%
<i>Male Householder, no wife present</i>	16	3.1%	28	4.9%	12	75.0%
<i>Male Householder with child under 18</i>	11	2.1%	21	3.7%	10	90.9%
Non-Family Household	110	21.1%	121	21.2%	11	10.0%
<i>Householder living alone</i>	97	18.6%	98	17.2%	1	1.0%
Households with Individuals < 18 years old	251	48.2%	285	49.9%	34	13.5%
Households with Individuals ≥ 65 years old	149	28.6%	141	24.7%	-8	-5.4%

Source: 1990, 2000 U.S. Census

## Household Tenure

According to the 2000 U.S. Census, as indicated in **Table 8.14**, a majority of housing units in Biggs were owner-occupied (74.7 percent). The ownership rate in Biggs is greater than Butte County as a whole, which has 60.9 percent owner-occupied households. Proportionally, the tenure rate for the City remained through 2000, with only a slight increase in the percentage of renter-occupied units.

## 8.0 HOUSING

**TABLE 8.14**  
**HOUSEHOLD TENURE**

Household Type	1990		2000		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
City of Biggs						
Occupied Housing Units	521	100.0%	571	100.0%	50	9.6%
<i>Owner Occupied</i>	395	75.8%	425	74.4%	30	7.6%
<i>Renter Occupied</i>	126	24.2%	146	25.6%	20	15.9%
Butte County						
Occupied Housing Units	71,665	100.0%	79,566	100.0%	7,901	11.0%
<i>Owner Occupied</i>	43,649	60.9%	48,336	60.7%	4,687	10.7%
<i>Renter Occupied</i>	28,016	39.1%	31,230	39.3%	3,214	11.5%

Source: 1990, 2000 U.S. Census

### Overcrowded Households

The U.S. Census Bureau defines overcrowding as occurring when a housing unit is occupied by more than the equivalent of one person per room (not including kitchens and bathrooms). A typical home might have three bedrooms, a living room, and a dining room, for a total of five rooms. If more than five people were living in the home, it would be considered by the Census Bureau to be overcrowded.

Overcrowding can be a result of a low supply of affordable and adequate housing. Households that are unable to afford larger housing units, or face a lack of vacant larger housing units in an area, may be forced to rent or purchase housing that is too small to meet their needs.

As **Table 8.15** shows, the number of overcrowded households in Biggs in 2000 was 73, representing 12.7 percent of the households in the City. This represents both a numerical and proportional increase from the level of overcrowding since 1990. The number of overcrowded units increased by approximately 55.3 percent between 1990 and 2000, with the number of overcrowded owner-occupied units doubling. Severely overcrowded households increased by two-thirds between 1990 and 2000. This may indicate that the increased number of larger families that reside in Biggs (see **Table 8.13**) may not be finding housing units of adequate size.

**TABLE 8.15**  
**OVERCROWDED HOUSEHOLDS**

Type	Overcrowded (1.01-1.50 persons per room)		Severely Overcrowded (1.50+ persons per room)		Total	
	Number	Percentage of Total Housing Units	Number	Percentage of Total Housing Units	Number	Percentage of Total Housing Units
1990						

Type	Overcrowded (1.01-1.50 persons per room)		Severely Overcrowded (1.50+ persons per room)		Total	
	Number	Percentage of Total Housing Units	Number	Percentage of Total Housing Units	Number	Percentage of Total Housing Units
Owner	17	3.3%	8	1.5%	25	4.8%
Renter	15	2.9%	7	1.3%	22	4.2%
<b>Total</b>	<b>32</b>	<b>6.1%</b>	<b>15</b>	<b>2.9%</b>	<b>47</b>	<b>9.0%</b>
<b>2000</b>						
Owner	28	4.9%	22	3.8%	50	8.7%
Renter	20	3.5%	3	0.5%	23	4.0%
<b>Total</b>	<b>48</b>	<b>8.4%</b>	<b>25</b>	<b>4.4%</b>	<b>73</b>	<b>12.7%</b>

Source: 2000 U.S. Census

## HOUSING CHARACTERISTICS

### Housing Stock

According to the DOF, as shown in Table 8.19 the number of housing units in Biggs increased by an estimated 2.6 percent between 2000 and 2009. Within the City, single-family detached residences make up the majority of housing units.. These same units also had the largest percentage increase from 2000 to 2009. The number of 2-4 unit dwellings and mobile homes also increased during the same period.

**TABLE 8.16**  
**HOUSING UNITS BY TYPE**

Units in Structure	1990		2000		2009		Number Change	Percentage Change
	Number	Percentage	Number	Percentage	Number	Percentage		
Single family, detached	448	81.8%	506	82.4%	527	83.7%	21	4.2%
Single family, attached	5	0.9%	28	4.6%	28	4.4%	0	0%
2 to 4 units	40	7.3%	28	3.5%	30	4.8%	2	7.1%
5 or more	3	0.5%	5	0.8%	5	0.8%	0	0%
Mobile home, other	52	9.5%	47	7.7%	40	6.3%	-7	-14.9%
<b>Total</b>	<b>548</b>	<b>100.0%</b>	<b>614</b>	<b>100.0%</b>	<b>630</b>	<b>100%</b>	<b>16</b>	<b>2.6%</b>

Source: 1990, 2000 U.S. Census, California Department of Finance, 2009

Note: Housing units constructed in the City's Sphere of Influence are not included as a part of the City's housing stock. These units are considered to be a part of Butte County's housing stock and remain so until if and when the City annexes these units.

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### Age of Housing Stock

**Table 8.17** illustrates the approximate age of the housing stock in Biggs. The largest percentage of Biggs's housing stock, 23.5 percent (148 units), was built between 1970 and 1979. Prior to 1970, 52.9 percent of the housing stock was built and 24.8 percent was built in 1949 or earlier. Overall, according to the California Engineering Company, 76 percent of the housing stock was constructed more than 35 years ago. Many of the homes have undergone some maintenance, although some have visible evidence of moderate dilapidation (California Engineering Company, 2004).

**TABLE 8.17**  
**HOUSING UNITS BY YEAR BUILT**

Year Built	Number	Percent
1939 or earlier	93	14.8%
1940 to 1949	63	10.0%
1950 to 1959	65	10.3%
1960 to 1969	112	17.8%
1970 to 1979	148	23.5%
1980 to 1989	76	12.1%
1990 to 2000	57	9.0%
2000 to January 2009	16	2.5%
<b>Total</b>	<b>630</b>	<b>100.0%</b>

*Source: 2000 U.S. Census, California Department of Finance, 2009*

### Housing Stock Condition

Indicators of substandard housing, without physical inspection, can generally be judged as overcrowding, units lacking complete plumbing, and units constructed before 1950 that have not had significant maintenance. **Table 8.15** illustrates overcrowding conditions in Biggs and **Table 8.17** indicates that approximately 25 percent of the housing stock in the City was built prior to 1950. According to the 2000 Census, three housing units in Biggs lacked complete plumbing facilities and four units lacked complete kitchen facilities.

In May 2004, the City of Biggs initiated a citywide housing survey. This survey involved a total of 591 housing units in the community. A computer file with residential parcel data was used to determine the location of all units in the City of Biggs. Due to the small size and accessibility of the community, 100 percent of the assessable residential housing units were inspected. Through the use of a point rating system prescribed by the California Department of Housing and Community Development, the five major components of each structure were numerically rated, and the results were tabulated to establish a total score. Based on this total score, each unit was categorized as "sound," "minor," "moderate," "substantial," or "dilapidated." Undeveloped properties were not scored, while properties featuring more than one unit were marked as multifamily dwellings and counted as one unit in determining the total housing count.

The survey was conducted on a street-by-street basis to assess the exterior physical condition of each structure. Using a combination of drive-by and walk-by techniques, and remaining within public rights-of-way, all structures were visually rated according to the condition of major

structural components, including foundations, roofing, siding, windows, and electrical. Attached garages were included in the evaluation, while detached garages, carports, and other appurtenant structures were not included. The surveyor visually assessed each of the structures, taking into account the quality of the building materials, building codes, structural size and configuration, and whether any substandard additions or other structures were attached to the dwelling (California Engineering Company, 2004). The results of the survey are displayed in **Table 8.18** below.

**TABLE 8.18**  
**HOUSING CONDITION SURVEY**  
**CITY OF BIGGS**

Condition	Number of Units	Percent of Total Units
Sound	118	20.0%
Minor rehabilitation	121	20.4%
Moderate rehabilitation	233	39.4%
Substantial rehabilitation	73	12.4%
Dilapidated	46	7.8%
<b>Total</b>	<b>591</b>	<b>100.0%</b>

*Source: California Engineering Company (2004).*

The results of the housing condition survey reveal a substantial need for housing rehabilitation and maintenance in the City of Biggs. The overall percentage of units needing improvement totaled approximately 80 percent, or 473 units. A majority of the units in need of repair were placed in the “minor” to “moderate” repair category, and a limited number of units were found to be in need of “substantial” repair or in dilapidated condition. According to the 2000 U.S. Census, approximately 36 percent of the homes constructed in the City are more than 40 years old. Many of the older homes have been maintained, resulting in the low number of dilapidated units. However, the high number of “minor” to “moderate” units would need to be addressed to ensure the stock is preserved and will not result in an increase to a more substantial need of repair.

Generally, the Community Development Block Grant (CDBG) program considers those units categorized as minor, moderate, or substantial to be suitable for rehabilitation. Those units determined to be dilapidated are generally considered unsuitable. However, all of these classifications are considered indicators of the need for rehabilitation and must be reported in applications for funding housing and community development programs. Additionally, while dilapidated units are usually better candidates for demolition, they may also be reconstructed or substantially repaired. Dilapidated units were included in the total percentage of units requiring rehabilitation.

The survey also evaluated the condition of mobile homes within the City. The survey found the majority of these units are in need of replacement due to the age of the units. Five units were found in sound conditions, 12 units were in need of minor repair and 32 units demonstrated the need for moderate repair (California Engineering Company, 2004).

Since 2004, the City has had approximately 5 to 6 homes that have been substantially renovated. This would reduce the total number of units needing improvement established as a result of the 2004 survey of 473 units; however, this would only reduce the percentage of units needing improvement by 1 percent to approximately 79 percent. Additionally, some units may

## 8.0 HOUSING

have further deteriorated since the 2004 survey if no repairs or maintenance has been conducted in the last 5 years. Therefore, for the purposes of this Housing Element update, it is estimated that approximately 80 percent of units are in need of "minor" to "moderate" improvements.

### HOUSING VACANCY

To be considered a healthy housing market, it is generally accepted that a vacancy rate of 5.0 percent should exist. A low vacancy rate reduces the opportunities for mobility within a community and increases the cost of available housing. An increased rate of homelessness and emigration are likely consequences of excessively low vacancies. While a high vacancy rate may lower the cost of housing, present a greater opportunity for mobility within a community, and reduce the rate of homelessness, it may also inhibit the development of newer housing units.

There are at least two different classifications of vacancy rates: "Market Vacancy" and "Other Vacant". The most commonly used is Market Vacancy. This type of vacancy rate, also referred to as the "Effective Vacancy Rate," looks at the number and percentage of vacant units that are for sale or rent on the open market. Other Vacant are those units that are not on the open sale or rental market and are typically described as vacation homes or seasonal migrant labor camps. The desired vacancy rate of 5.0 percent generally means the Market Vacancy rate.

According to the DOF, in 2009 the City of Biggs was just above the desired vacancy rate at, 6.84. As shown in **Table 8.19**, the 2000 Census reported that, the City of Biggs was below the desired vacancy rate, at 4.8 percent.. The vacancy rates assist the City in identifying the needs for new housing. As outlined in **Table 8.19** below, it is evident an increase in unit vacancy has met the needs of the community in providing a balanced market.

**TABLE 8.19**  
**VACANCY RATES**

Description	1990		2000	
	Number of Units	Percentage	Number of Units	Percentage
Total Units	548	100.0%	614	100.0%
<i>Vacant Units</i>				
For rent	2	0.4%	19	3.1%
For sale only	3	0.1%	11	1.8%
Rented or sold, not occupied	8	1.5%	9	1.5%
For seasonal, recreational, or occasional use	0	0.0%	2	0.3%
For migrant workers	0	0.0%	0	0.0%
Other vacant	14	2.6%	0	0.0%
<b>Total vacant units</b>	<b>27</b>	<b>4.9%</b>	<b>41</b>	<b>6.7%</b>
<b>Effective Vacancy Rate</b>	<b>0.9%</b>		<b>4.8%</b>	

Source: 1990, 2000 U.S. Census

## HOUSEHOLD INCOME

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Butte County, the Area Median Income for a family of four in 2009 is \$55,800.

HCD has defined the following income categories for Butte County, based on the median income for a household of four persons:

- Extremely low income: 30 percent and below (\$0 - \$16,470)
- Very low income: 31 to 50 percent of median income (\$16,471 - \$27,900)
- Low income: 51 to 80 percent of median income (\$27,901 - \$44,640)
- Moderate income: 81 to 120 percent of median income (\$44,641 - \$66,960)
- Above moderate income: 120 percent or more of median income (\$66,960+)

**Table 8.20** shows the maximum annual income level for each income group adjusted for household size for Butte County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

**TABLE 8.20**  
**2009 STATE INCOME LIMITS, BUTTE COUNTY**

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	11,750	13,400	15,100	16,750	18,100	19,450	20,750	22,100
Very Low	19,500	22,300	25,100	27,900	30,150	32,350	34,600	36,850
Low	31,250	35,700	40,200	44,650	48,200	51,800	55,350	58,950
Median	39,050	44,650	50,200	55,800	60,250	64,750	69,200	73,650
Moderate	46,850	53,550	60,250	66,950	72,300	77,650	83,000	88,350

*Source: California Department of Housing and Community Development, 2007*

According to the 2000 Census, the household median income for the City of Biggs was \$33,250, as compared to the median income for Butte County which was \$31,924. The median income for Biggs was approximately 4.2 percent higher than that for Butte County. In 1990, the median income in the City was below that of the County, which was \$22,667. Between 1990 and 2000, the City median income increased by \$11,556 and the County median income increased by \$9,257.

Indicative of the significant change in median income is the change in income levels in the City. As shown in **Table 8.21**, households earning less than \$50,000 annually have decreased since 1990. According to the U.S. Census, the proportion of households in Biggs earning less than \$15,000 decreased from 33.3 percent to 21.1 percent between 1990 and 2000 and the proportion of households earning \$50,000 annually and over substantially increased during the same period, from 6.6 percent to 30.3 percent. The decline in lower-income households may be



## 8.0 HOUSING

attributable in part to the lack of services in the City that particularly benefit lower-income residents, thereby prompting them to go elsewhere for such services. Reasons for the increase in higher-income groups are more speculative, but this could be reflective of a general trend in California of people moving from more heavily populated areas with higher housing costs to less populated regions, for both a better "quality of life" and lower housing costs.

**TABLE 8.21**  
**HOUSEHOLD INCOME**

Annual Income	1990		2000		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
Less than \$10,000	110	20.5%	60	10.6%	-50	-45.5%
\$10,000 - \$14,999	69	12.8%	59	10.5%	-10	-14.5%
\$15,000 - \$24,999	123	22.9%	98	17.4%	-25	-20.3%
\$25,000 - \$34,999	98	18.2%	79	14.0%	-19	-19.4%
\$35,000 - \$49,999	102	19.0%	97	17.2%	-5	-4.9%
\$50,000 - \$74,999	25	4.7%	111	19.7%	86	344.0%
\$75,000 - \$99,999	3	0.6%	38	6.7%	35	1266.7%
\$100,000 or more	7	1.3%	22	3.9%	15	314.3%
Median Income	\$21,694		\$33,250		\$11,556	53.3%

Source: 1990, 2000 U.S. Census

**Table 8.22** illustrates income levels between owner and renter households in Biggs. While the majority of households at all income levels are owners (approximately 75.7 percent of all occupied housing units), generally there is a higher proportion of renters at lower income levels. Approximately 25.2 percent of the renter households in the City earned less than \$15,000 in 2000, compared to 20.0 percent of the owner households. Conversely, 33.4 percent of the owner households earned \$50,000 or more in 2000, compared to 10.5 percent of the renter households.

**TABLE 8.22**  
**INCOME LEVEL BY TENURE**

Annual Income Range	Owner Households		Renter Households	
	Number	Percentage of Total Households at Income Range	Number	Percentage of Total Households at Income Range
Less than \$10,000	49	75.4%	16	24.6%
\$10,000 to \$14,999	38	66.7%	19	33.3%
\$15,000 to \$24,999	70	76.1%	22	23.9%
\$25,000 to \$34,999	56	80.0%	14	20.0%
\$35,000 to \$49,999	76	79.2%	20	20.8%
\$50,000 to \$74,999	93	83.8%	18	16.2%
\$75,000 to \$99,999	35	87.5%	5	12.5%
\$100,000 or more	17	89.5%	2	10.5%

Annual Income Range	Owner Households		Renter Households	
	Number	Percentage of Total Households at Income Range	Number	Percentage of Total Households at Income Range
<b>Total</b>	<b>434<sup>1</sup></b>	<b>-</b>	<b>139<sup>2</sup></b>	<b>-</b>

Source: 2000 U.S. Census

<sup>1</sup> 63 households fall within the extremely low-income category, 2000 CHAS data

<sup>2</sup> 20 households fall within the extremely low-income category, 2000 CHAS data

## HOUSING COSTS AND OVERPAYMENT

### Housing Sales Prices

The residential real estate market in the State experienced significant price inflation during the early 2000's resulting from low mortgage rates, decreasing home sales inventory, and steadily growing labor market. What was referred to as the "housing bubble" burst hit its peak around 2005 and burst in 2006. As a result home prices through 2009 have fallen dramatically throughout the state.

A survey of homes for sale in the City of Biggs found eleven homes which ranged in price from \$55,000 to \$230,000 with a median home price of \$110,000. The majority of homes had three bedrooms and more than 1,200 square feet. The homes with two bedrooms had less than 1,000 square feet.

**Table 8.23** lists the sales prices in the City as of August 2009. The table also provides the qualifying annual income for a family to be able to afford the corresponding average home sale price. The qualifying income for the average sales price of a two bedroom home would be \$21,756 and for a 3 bedroom home would be \$38,602. This income is below the established 2009 HCD median income of \$55,800 and would fall within the very low and low income category of incomes, respectively—assuming a household size of three persons for two bedrooms units and a household size of three for four bedroom units. Recent home sales information indicates that median homes prices for 2 and 3 bedroom houses are affordable for households in the very low and low income groups, respectively.

**TABLE 8.23**  
**2009 HOME SALES PRICES IN BIGGS**

Bedrooms	Number of Units	Ave. Square Feet	Ave. List Price	Qualifying Annual Income for List Price*
2	4	865	\$81,078	\$21,756
3	7	1407	\$143,857	\$38,602

Source: Multiple Listing Service, 2009, Trulia Real Estate Search, August 2009

\*Assuming 10% down payment and interest rate at 6%, including estimated property tax

### Housing Rental Costs

According to the 2000 Census, the median gross rent for rental units in the City of Orland was \$488 per month. According to Rental Survey conducted in September 2009 in and around the City of Biggs, the largest number of rental units were three-bedroom units. One-bedroom units

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averaged at \$551 per month, two-bedroom units averaged at \$706 per month, while three-bedroom averaged \$976 per month. The Rental Survey indicated that prevailing market rents in the City of Biggs in 2009 are as follows:

- Studio: \$500
- 1-Bedroom: \$480-600
- 2-Bedroom: \$600-800
- 3-Bedroom: \$700-1295
- 4-Bedroom: \$1,300

### Overpayment

Definitions of housing affordability can vary but in general, a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered "cost-burdened" and households that pay more than 35 percent are considered "severely cost-burdened". Measuring the amount of people paying more than this percentage helps define an area's affordability problem. **Table 8.24** summarizes data from the 2000 Census that indicates the percentage of rental households and owner-occupied households overpaying for shelter in 2000 by income range. As shown in this Table 8.24, 32.6 percent of the occupied households in Biggs were overpaying for shelter. More specifically, 32.7 percent of the owner households and 32.4 percent of the renter households in the City are overpaying for housing.

**Table 8.24** shows that generally the lower the income, the more likely the household will be in an overpayment situation. Households earning less than \$10,000 annually have the highest proportion of overpayment, with approximately 73.8 percent of these households overpaying for housing. Combined, there are 173 households that suffer cost-burdens in paying housing costs, which represents 32.6 percent of all households in the City. Both owner and renter households in the extremely low- and very low-income ranges (below approximately \$25,000) experience a significant degree of overpayment. This is more prominent on the owner-occupied household size, especially in the category of paying more than 35 percent (or severely cost-burdened). This is likely due to the comparatively lower number of extremely low-income owners in the first place and that many of the persons in this group have disabilities or other special needs that inhibit their ability to earn higher incomes and, thus, are more susceptible to overpayment situations. Among the households that would fall in the low-income group (up to approximately \$43,000), there is a higher incidence of overpayment among owner-occupied households compared to renter households. However, this trend does not continue in the moderate-income category (up to \$54,000) where there is only 1 instance of an owner-occupied household overpaying and no renter households that overpay for housing. There are actually no accounted renter households at these income levels, which may indicate that many low- and moderate-income households are able to afford to own homes, even if they are paying a disproportionate amount of their income on their mortgages. Overall, this demonstrates a need for both owner- and renter-focused housing programs in the City.

When the figures in **Table 8.24** are compared to 1990 U.S. Census data, a significant decrease in renter overpayment with annual incomes of less than \$10,000 is found. This decrease represents a 32.7 percent difference from 1990 to 2000. Only one income category outlined by the U.S. Census experienced an increase between 1990 and 2000 in renter overpayment - the \$20,000 to

34,999 category experienced a 9.2 percent increase. A significant decrease in the overpayment for housing costs under the renter-occupied units has been realized, and may be attributed to the addition of 22 new rental units between 1990 and 2000 (California Engineering Company, 2004).

The largest increase in overpayment realized among owners was identified in the \$10,000 – 19,999 income category, with a 23.7 percent increase in overpayment from 1990 to 2000. This coincides with the 71.0 percent increase in housing purchase prices. This increase may additionally be attributed to the relaxing of lending rules and the non-stated income loans, which have become the norm for many lenders in a market of low interest rates. Additionally, the increase in overpayment for housing costs under the owner-occupied units may be attributed to the increase in housing values (California Engineering Company, 2004).

**TABLE 8.24**  
**TOTAL HOUSEHOLDS OVERPAYING BY INCOME**

Income Range	Households Paying 30-34% of Income	Households Paying > 35% of Income	Total Households	% of Total Households Overpaying
<b>Owner-Occupied Households</b>				
Less than \$10,000	0	35	45	77.8%
\$10,000-19,999	11	37	68	70.6%
\$20,000-34,999	15	15	79	38.0%
\$35,000-49,999	8	6	70	20.0%
\$50,000 and over	1	0	130	0.8%
Subtotal	35	93	392	32.7%
<b>Renter-Occupied Households</b>				
Less than \$10,000	2	8	16	62.5%
\$10,000-19,999	14	14	41	68.3%
\$20,000-34,999	2	5	34	20.6%
\$35,000-49,999	0	0	48	0.0%
\$50,000 and over	0	0	0	0.0%
Subtotal	18	27	139	32.4%
<b>TOTAL</b>	<b>53</b>	<b>120</b>	<b>531</b>	<b>32.6%</b>

Source: 2000 U.S. Census

### Housing Affordability by Household Income

**Table 8.25** shows the maximum affordable monthly payment that is affordable to extremely low, very low-, low-, and moderate-income households. Affordability is based on a household spending 30 percent or less of their total household income for shelter and on the maximum household income levels established by the Department of Housing and Community Development.

As shown in **Table 8.25**, the maximum affordable payment for a three-person household for an extremely-low income is \$377 monthly, very-low income is \$627, while a low-income household is \$1,005. As stated previously, prevailing market rents for two-bedroom units in Biggs range from

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\$600 to \$800. This would indicate that most rental units in the City are affordable to very-low and low-income households, but not to extremely-low income households. Extremely-low income households may be required to rent one-bedroom units, which are more in the price range of these households, however this situation may increase overcrowding in the City.

The median sales price for single-family homes in Biggs may rise in the future. However, as of 2009, the median sales price for single-family homes in the City was \$110,000, which has decreased since 2003 when the median sales price was \$126,590. The range of single-family home prices ranges from \$55,000 to \$230,000. The maximum affordable sales price for a 4-person, extremely-low income household is \$56,270 (assuming a 10% down payment and a 6% interest rate, Century 21, 2009). The maximum affordable sales price for a 4-person household in the very low-income group is \$95,690 (Century 21, 2009). This would indicate that there currently homes on the market in Biggs which are affordable to extremely-low income and very-low income households of four persons.

**TABLE 8.25**  
**AFFORDABLE PAYMENTS BY HOUSEHOLD SIZE**

Income Group	Household Income Levels							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
<b>Extremely Low Income</b>								
Annual Income	\$11,750	\$13,400	\$15,100	\$16,750	\$18,100	\$19,450	\$20,750	\$22,100
Monthly Income	\$979	\$1,117	\$1,258	\$1,396	\$1,508	\$1,621	\$1,729	\$1,842
Affordable Monthly Payment	\$294	\$335	\$377	\$419	\$452	\$486	\$519	\$553
<b>Very Low Income</b>								
Annual Income	\$19,550	\$22,300	\$25,100	\$27,900	\$30,150	\$32,350	\$34,600	\$36,850
Monthly Income	\$1,629	\$1,858	\$2,092	\$2,325	\$2,513	\$2,779	\$2,883	\$3,071
Affordable Monthly Payment	\$489	\$557	\$627	\$697	\$754	\$834	\$865	\$921
<b>Low Income</b>								
Annual Income	\$31,250	\$35,700	\$40,200	\$44,650	\$48,200	\$51,800	\$55,350	\$58,950
Monthly Income	\$2,604	\$2,975	\$3,350	\$3,721	\$4,017	\$4,317	\$4,613	\$4,913
Affordable Monthly Payment	\$781	\$893	\$1,005	\$1,116	\$1,205	\$1,295	\$1,384	\$1,474
<b>Moderate Income</b>								
Annual Income	\$46,850	\$53,550	\$60,250	\$66,950	\$72,300	\$77,650	\$83,000	\$88,350
Monthly Income	\$3,904	\$4,463	\$5,021	\$5,579	\$6,028	\$6,471	\$6,917	\$7,363
Affordable Monthly Payment	\$1,171	\$1,339	\$1,506	\$1,674	\$1,808	\$1,941	\$2,075	\$2,209

Source: Numbers estimated using income information from the California Department of Housing and Community Development, April 2009

Note: Affordable housing costs assume that 30% of gross household income is applied toward rent or house payment.

### SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, disabled persons, large family households, female-headed households, agricultural workers and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a

result, these households may experience a higher prevalence of overpaying, overcrowding and other housing problems.

## Seniors

Seniors may have special housing needs resulting primarily from physical disabilities and limitations, fixed income and health care costs. Additionally, senior households have other needs related to preserving their independence, including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with financial affairs, and daily assistance. Seniors with a mobility limitation require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoking alarms and flashing lights. For the purposes of this assessment, seniors are defined as people age 65 years or older.

**Table 8.26** shows the number of seniors living in Biggs. Seniors accounted for approximately 10.5 percent of the total population in the City. After a slight increase in the senior population between 1980 and 1990, there was a decrease of 11 percent between 1990 and 2000. Part of the reason for the decline may be attributed to the lack of housing facilities that serve seniors. There are no licensed residential care facilities for seniors in Biggs.

**TABLE 8.26**  
**BIGGS SENIOR POPULATION**

Year	Population	Total Percentage Change	Annual Percentage Change
1980	207	-	-
1990	213	2.9%	0.2%
2000	188	-11.7%	-1.1%

*Source: 1980, 1990, 2000 U.S. Census*

The nearest such facilities are located in Gridley, where four facilities have a total capacity of 57 residents. Other facilities are located throughout Butte County. There are also no senior apartment complexes in Biggs. It is possible that some of senior population moved out of Biggs to these facilities.

**Table 8.27** shows the number of households by age and tenure. According to the 2000 Census, 123 elderly households reside in Biggs, which is 21.5 percent of the total households. Of the 123 senior households, 22 were in rental units (17.9 percent), which is below the total percentage of households in rental units in Biggs (25.6 percent). The remaining senior households are in owner-occupied units. The high rate of ownership by seniors generally ensures that housing costs will not increase for seniors in Biggs. However, maintenance costs may increase, which may make it more difficult for seniors to adequately maintain their homes.

Approximately 22.3 percent (25 households) of the senior householders were living below the poverty level, according to the 2000 Census. This is a greater percentage than that for households in Biggs overall (15.6 percent). All the elderly households that are below the poverty level are nonfamily households. This group is particularly vulnerable to increases in housing costs, either rents or maintenance costs. Also, increases in other expenses associated with housing, such as energy costs, would adversely affect elderly households below the poverty, as well as households above the poverty level with limited incomes.

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In Biggs, consideration should be given to establishing programs that would enable seniors to remain in their homes. Such programs may include financial assistance for weatherization, housing rehabilitation and retrofitting to accommodate disabilities (e.g., installation of wheelchair ramps). The need for additional housing units for seniors in Biggs is minor, given the decrease in the senior population. However, in considering development applications for housing units to accommodate the elderly, special consideration should be given to projects that provide 24-hour health care and other services. Also, given the lack of services in the City that seniors require, such as health facilities, consideration should be given to locating senior housing units in areas that are readily accessible by public transportation.

**TABLE 8.27**  
**BIGGS HOUSEHOLDERS BY TENURE BY AGE**

Householder Age	Owners	Renters	Total
15-24 years	6	14	20
25-34 years	56	45	101
35-64 years	262	65	327
65-74 years	53	7	60
75 plus years	48	15	63
<b>Total</b>	<b>425</b>	<b>146</b>	<b>571</b>

*Source: 2000 U.S. Census*

Between 1990 and 2000, the senior population in Biggs decreased by 11.7 percent. Assuming that this trend will continue, it is projected that Biggs will have a decrease in the senior population living in the City by 2008. Therefore, new housing units established specifically for seniors is considered not necessary in the City.

### Disabled Persons

According to California Government Code Section 12926, a "disability" includes, but is not limited to, any physical or mental disability. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement or anatomical loss that affects body systems. In addition, a mental or physical disability limits major life activities by making their achievement difficult, including physical, mental and social activities and working.

Physical, mental and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for one's self difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. As with some seniors, persons with a mobility limitation require housing that is physically accessible.

The U.S. Census Bureau defines a disability as a mental, physical or health condition that lasts over six months. According to the 2000 U.S. Census, a total of 393 persons in Biggs age 5 and over had a disability, which was approximately 23.9 percent of the total population (**Table 8.28**). Approximately 19.3 percent of the number of disabled persons were age 65 and over. There were 152 persons from ages 16-64 with a disability that were not employed. This accounted for approximately 38.7 percent of the total number of persons with disabilities. By comparison, the percentage of the total population age 16-64 without a disability that was not employed was approximately 34.5 percent.

**TABLE 8.28**  
**PERSONS WITH DISABILITY BY EMPLOYMENT STATUS**

Disability Category	Number	Percentage
Persons Age 5-16 with a Disability	23	1.4%
Age 16-64, Employed Persons with a Disability	142	8.6%
Age 16-64, Not Employed Persons with a Disability	152	9.2%
Persons Age 65 Plus with a Disability	76	4.6%
<b>Total Persons with a Disability</b>	<b>393</b>	<b>23.9%</b>
<b>Total Population*</b>	<b>1,647</b>	<b>100.0%</b>

Source: 2000 U.S. Census

\* Civilian non-institutional, 5 years of age and over

The 2000 U.S. Census categorized six types of disabilities: sensory, physical, mental, self-care, go-outside-home and employment. **Table 8.29** provides more detail on the disabilities recorded for residents of Biggs. It should be noted that the total disabilities recorded exceed the number of persons with disabilities, indicating that some persons had more than one type of disability. There were 136 persons over 15 years of age who had a go-outside-home disability and 38 persons with a self-care limitation. Some of these persons may have both types of disabilities, but the number is unknown. Approximately 31.6 percent of the tallied go-outside-home disabilities (43) and 39.5 percent of the tallied self-care disabilities (15) were associated with seniors.

**TABLE 8.29**  
**PERSONS WITH DISABILITIES BY DISABILITY TYPE**

Disability by Type	Number	Percentage
Total Disabilities Tallied	698	100.0%
Total Disabilities for Ages 5-15	24	3.4%
<i>Sensory disability</i>	4	0.6%
<i>Physical disability</i>	1	0.1%
<i>Mental disability</i>	17	2.4%
<i>Self-care disability</i>	2	0.2%
Total Disabilities for Ages 16-64	522	74.8%
<i>Sensory disability</i>	31	4.4%
<i>Physical disability</i>	110	15.6%
<i>Mental disability</i>	66	9.5%



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Disability by Type	Number	Percentage
<i>Self-care disability</i>	23	3.3%
<i>Go-outside-home disability</i>	93	13.3%
<i>Employment disability</i>	199	28.5%
Total Disabilities for Ages 65 and Over	152	21.8%
<i>Sensory disability</i>	28	4.0%
<i>Physical disability</i>	52	7.4%
<i>Mental disability</i>	14	2.0%
<i>Self-care disability</i>	15	2.1%
<i>Go-outside-home disability</i>	43	6.2%

Source: 2000 U.S. Census

Persons with disabilities in Biggs face many of the same housing issues as seniors. Aside from independence and accessibility issues, there are no licensed adult residential facilities in Biggs that provide accommodations for persons with disabilities. The nearest such facility is located in Gridley, which has one facility that accommodates up to six residents. Other facilities are located in Chico, Oroville and Paradise.

Community care facilities for up to six persons are considered residential uses by State law. Such facilities are not required to obtain a conditional use permit, zoning variance or other zoning clearance if they are not required of a family dwelling of the same type in the same zone (California Health and Safety Code Section 1566.3). Therefore, a residential care home for six or fewer persons is allowed by right in the residential zones in the City. This provision of State law has not yet been incorporated in the City's Zoning Ordinance. This Housing Element includes **Program 2.11** and **Program 3.2** which require the City to amend its Zoning Ordinance to include this provision.

The three principal statutes that address the fair housing and building standards for persons with disabilities are the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the Americans with Disabilities Act (ADA) as supported in Title 24 of the California Government Code. The City has reviewed all zoning laws, policies and practices for compliance with fair housing law. Section 8.4 Housing Constraints, addresses the issue of potential constraints on the development of housing for disabled persons in greater detail.

Assuming the same proportion of disabled persons to the City population as currently exists, it is projected that Biggs will have approximately 22 additional persons age 5 to 64 with a disability. Persons over 65 with a disability are counted as part of the senior household projections. It is expected that some of the additional disabled population can be accommodated in housing units for families, since some disabled persons would belong to family households. However, if all

the additional disabled persons require institutionalized care, an additional 22 rooms would be required. These rooms could be accommodated in a care facility, a multifamily housing unit or other form of housing.

### Female-Headed Households

Female-headed households are households with a female parent but no male parent present. Such households may have or not have children. These households generally have a higher

ratio between their income and their living expenses. That is, living expenses take up a larger share of income than is generally the case in two-parent households. Moreover, female-headed households tend to have a lower income level on average. Therefore, finding affordable, decent and safe housing is often more difficult for female-headed households. Additionally, female-headed households are often the households most in need of child care, job training and rehabilitation funds.

The Census provides data on the total number of households with a female head and the number of those with children and the number with incomes below the poverty level. **Table 8.30** presents information on female-headed households in Biggs. The data includes all female heads of households; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. Female-headed households comprise just 11.3 percent of the total households in Biggs, but account for 47.1 percent of families that are below the poverty level.

Given the disproportionate number of female-headed households in Biggs below the poverty level, this special needs group would particularly benefit from expanded affordable housing opportunities in the City. Creation of supportive housing developments that include onsite child care, vocational training and other supportive programs could be one way to meet the needs of this population. This option should be given some consideration, as there is a general lack of such supportive services in Biggs. Another alternative would be to place housing in areas close to schools and with ready access to public transportation.

**TABLE 8.30**  
**FEMALE-HEADED HOUSEHOLDS**

Householder Type	Number	Percentage
Female-Headed Households	64	11.3%
<i>Female Heads with own Children</i>	39	6.9%
<i>Female Heads without Children</i>	25	4.4%
Total Households	564	100.0%
Female-Headed Households Under the Poverty Level	24	47.1%
Total Family Households Under the Poverty Level	51	100.0%

Source: 2000 U.S. Census

Assuming the same proportion of female-headed households to the total number of City households as currently exists, there will be an additional 5 female-headed households in the City by 2008. Assuming one housing unit would be required for each such household; this would represent 7.7 percent of the RHNA target for the City. The additional female-headed households will necessitate the construction of approximately one additional housing unit per year through 2014.

A smaller number of households in Biggs are headed by males with no wife present. The 2000 Census indicates that there were 25 male-headed households in Biggs, of which 21 had children under 18 years of age. Only two male-headed households were below the poverty level. Nevertheless, male-headed households could also benefit from some of the programs aimed at female-headed households.

### Large Family Households

Large households are defined as households with more than five persons. Large family households are considered a special needs group because there is typically a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms and a seven-person household would require four to six bedrooms.

**Table 8.31** shows household sizes by tenure. Approximately 22.9 percent of the households in the City have five or more persons in the 2000 Census, which represents a 4.7 percent increase since 1990. By comparison, approximately 16 percent of households in California are occupied by large families. Of the large family households in Biggs, approximately 77.4 percent live in owner-occupied units.

In some circumstances, where the housing market does not meet the housing needs of large households, overcrowding can result. As illustrated in **Table 8.15**, the incidence of overcrowding in Biggs has increased from 1990 to 2000. It should be noted that overcrowding is not as significant a problem as in California overall. Approximately 15.2 percent of all households in the state experience overcrowded conditions, while only 12.7 percent of households in the City are overcrowded. Nevertheless, overcrowding is an issue of concern. Moreover, according to the 2000 U.S. Census, there are only 60 housing units in the City with four or more bedrooms, which constitute only 10.5 percent of all occupied housing units.

Consideration should be given to the provision of housing with a larger number of rooms. Since larger families tend to have greater expenses than smaller families, affordable housing for large families is an issue. In addition, larger households may require safe outdoor play areas for children. Therefore, it is preferred that housing for larger families be located near such community resources. Recently, the Butte County Housing Authority rehabilitated 20 duplex units it manages in Biggs. Of these 20 units, two are four-bedroom units that are suitable for larger families. Also, the City was awarded a grant through the CDBG program to administer a rehabilitation program that can be utilized for room additions by qualifying families. To date, none of the rehabilitation funds have been expended for room additions (California Engineering Company, 2004).

**TABLE 8.31**  
**BIGGS HOUSEHOLD SIZE BY TENURE**

Household Size	1990		2000		Number of Bedrooms	1990		2000	
	Number	Percentage	Number	Percentage		Number	Percentage	Number	Percentage
Owner Units									
5-Person	40	10.1%	62	14.6%	3-Bedroom	228	53.6%	225	51.8%
6-Person	21	5.3%	19	4.5%	4-Bedroom	39	9.2%	47	10.8%
7-Person or more	8	2.0%	15	3.5%	5-Bedroom or more	0	0.0%	4	0.1%
Total	69	17.4%	96	22.1%	Total	267	62.8%	276	63.6%
Renter Units									
5-Person	14	11.1%	13	8.9%	3-Bedroom	34	27.0%	59	42.4%
6-Person	8	6.3%	7	4.8%	4-Bedroom	5	4.0%	6	4.3%
7-Person or more	8	6.3%	8	5.5%	5-Bedroom or more	3	2.4%	3	2.1%
Total	30	23.8%	28	19.2%	Total	42	33.3%	68	48.9%
Total Large Households	96	18.4%	124	21.7%	Total Large Units	309	59.3%	344	60.1%

Source: 1990, 2000 U.S. Census

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As indicated in **Table 8.4**, by the year 2015 it is projected that Biggs will have approximately 2,311 people. Assuming the same proportion of large family households to the total number of City households as determined in 2000 it is projected that there would be approximately 38 additional large family households in Biggs by 2015. To accommodate this increase, an average of eight housing units suitable for large families will need to be constructed annually. **Program 2.3** has been incorporated into this Housing Element to assist in the development of housing units for large households.

### Agricultural Workers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2007 U.S. Department of Agriculture (USDA) Census of Agriculture, there were 5,021 farmworkers in Butte County in 2007 (**Table 8.32**). This represents a 26.0 percent decrease from the 2002 Census of Agriculture figure of 6,786 farmworkers. To a large extent, this is due to a decrease in total farms – from 2,128 in 2002 to 2,048 in 2007, a 4 percent decrease. Most of the farmworkers in Butte County were employed by farms using less than 10 workers. The total number of workers on farms with 10 or more workers decreased by 822 between 2002 and 2007. One factor may be the increased mechanization of agriculture, which reduces the number of workers needed for farm operations. Farms that have a greater number of workers may have a greater incentive to mechanize operations.

**TABLE 8.32**  
**NUMBER OF FARMWORKERS, BUTTE COUNTY**

Description	2007	2002
<b>Hired Farm Labor</b>		
Farms	2,048	2,128
Workers	5,021	6,786
<b>Farms with 10 Workers or More</b>		
Workers	2,207	3,029
<b>Laborers Working 150 Days or More</b>		
Farms	352	412
Workers	1,439	1,972
<b>Laborers Working Fewer Than 150 Days</b>		
Farms	534	752
Workers	3,582	4,814

*Source: 2002 and 2007 USDA Census of Agriculture*

Approximately 71.3 percent of County farmworkers worked fewer than 150 days in a year, or less than about 60 percent of the year. There were 1,439 farmworkers that were known to work more than 150 days. These indicators suggest that farmworkers need housing that is not exclusively located near work on farms, but that can accommodate work at other locations. The 2007 Census of Agriculture did not indicate the number of farmworkers living in Biggs or in the vicinity. The 2000 Census stated that 74 persons age 16 and over in Biggs were employed in the agriculture, forestry, fishing and hunting industry. However, this count does not likely include seasonal or temporary employees, nor does it include migrant workers who may reside temporarily in Biggs during harvest time. It should be noted that the 74 employees for 2000 is an increase from 51 counted in the 1990 Census.

There is no housing designated specifically for farmworkers in Biggs. However, the Butte County Housing Authority operates a farm labor housing center outside the City of Gridley approximately five miles from Biggs. The center contains 130 family housing units, which are available to qualified farmworkers who earn a specific amount of their income in "farm labor" as defined by the U.S. Department of Agriculture, Rural Development.

The Biggs Zoning Ordinance does not explicitly address farm labor housing. Under California Health and Safety Code Section 17021.5(b), housing for six or fewer farmworkers shall be considered a residential land use and shall not require a conditional use permit, zoning variance or other zoning ordinance if such actions are not required for a family dwelling of the same type in the same zone. This Housing Element contains **Program 2.2**, which requires incorporation of the provisions of Health and Safety Code Section 17021.5(b) in the City's Zoning Ordinance. In addition, multifamily dwellings may also serve as low-cost housing for farmworkers.

### **Homeless Persons and Persons Needing Emergency Shelter**

State law requires that Housing Elements estimate the need for emergency shelter for homeless people. Homeless individuals and families, along with those needing emergency shelter, have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. Among the primary groups that comprise the homeless population are traditional single male transients, deinstitutionalized mental patients, teen runaways, evicted families and individuals, battered women and their children, victims of disaster, and alcohol and drug addicts.

Quantifying the homeless population in a community that does not have a well-developed network of homeless assistance providers is a very difficult task. The City of Biggs may well have a limited homeless population, but the size of this population is difficult to estimate because there are no formal homeless shelters or other facilities, such as daytime service centers, where homeless persons would be attracted and accounted for. Due to the transient nature of this population, the number of homeless people fluctuates in any one area.

In an effort to properly count persons living in non-conventional housing, the 2000 U.S. Census developed special procedures to ensure the census data collected included persons living at emergency and transitional shelters, receiving services at facilities providing free meals, as well as persons staying at identifiable outdoor locations. This data is listed as "Other non institutional group quarters". Although this procedure was not intended to count "homeless," it does allow for some identification of this category. According to the data collected in the 2000 U.S. Census, the City of Biggs is listed as having no members of the community in this population category.

The Butte County Continuum of Care provides housing and supportive services to persons needing emergency shelter, transitional housing and finally permanent housing with and without supportive services. A point in time homeless survey is conducted once every 2 years. The most recent survey, conducted a "point-in-time" homeless census and survey on January 28, 2009. This effort yielded 1,106 complete surveys and an additional 274 tallied individuals for a total count of 1,380 homeless individuals. Of those 1,380 people, 20 percent reported having children which equates to approximately 186 children under 17 years of age, with largest age group is the 5 and under category. Approximately 58 percent have been Butte County residents for over 5 years. This total comprised persons living in temporary shelters and persons living unsheltered. The unsheltered homeless were located and surveyed on the streets and areas where they tend to live or congregate. Based on the point-in-time survey information, it is estimated that the

## 8.0 HOUSING

number of persons on the street at any one time ranges from 60 to 300 persons (Butte Countywide Homeless Continuum of Care, 2009).

Homeless surveys were not collected for the City of Biggs in 2009, however, the 2009 "point-in-time" report identified 2 people (or 0.18 percent) living in the Biggs/Gridley area. The report focused on the survey responses from the Chico, Paradise, and Oroville area because the Gridley/Biggs data do not contain a sufficient number of cases for statistical analysis on demographic data (Butte Countywide Homeless Continuum of Care, 2009). As stated in the 2004 Biggs Housing Element, there was no homeless problem in the City, but that there was a transient population of migrant farmworkers whose housing needs would need to be addressed. Current farmworker housing needs were discussed previously.

There is approximately 17.5 percent of the population of Biggs that lives below poverty level. Many of these individuals are potentially at risk of becoming homeless. **Table 8.33** shows the percentage of those in poverty by household type for the City. Though the City has a lower percentage of individual and family households living in poverty than the State, it does have a much higher percentage of female-headed households below the poverty level.

In order to provide housing assistance to those who are currently homeless or are at risk of becoming homeless, the Butte County Housing Authority administers the federal Housing Choice Voucher Program. The program provides Section 8 vouchers to families in need of rent assistance. There are approximately thirteen Section 8 vouchers currently being used in the City of Biggs.

**TABLE 8.33**  
**POVERTY STATUS BY HOUSEHOLD TYPE**  
**CITY OF BIGGS**

Household Type	Biggs	State
Individuals	6.6%	14.2%
Families	9.0%	10.6%
Female-Headed Households	47.1%	25.0%

*Source: 2000 U.S. Census*

**Emergency shelter** is defined as shelter for homeless persons where the provision of services is not the primary focus. The shelters provide basic necessities such as food, clothing, protection from the elements and the opportunity to engage in supportive services. The length of stay is not regulated; however, funding availability limits the number of nights provided.

There are no shelters for homeless persons in Biggs. The nearest homeless shelter is the Torres Community Shelter in the City of Chico. The Chico Community Shelter Partnership (CCSP) operates the 140-bed Torres Community Shelter. The Torres Shelter is the only emergency shelter in the area that serves men, women and families with children. Approximately 75% of people staying at the shelter are male and 25% are female, as the Torres Community Shelter is the only emergency shelter in Chico for men. Services include case management, beds, showers, evening meals, laundry, basic personal necessities, message and mail service, storage of personal belongings, and transportation. Related social services are also provided. In 2008, the shelter averaged 47 guests per night who stayed an average of 31 nights and calculates to almost 15,000 nights. Recently, there has been an increase in people needing assistance, and so far in 2009 the average daily attendance has been about 65 guests per night (Torres Community Shelter, 2009).

**Transitional housing** is a program that links supportive services to homeless persons, such as case management, mental health counseling and job training tailored to peoples' needs and based on individual case management plans. The Community Action Agency operates the Esplanade House, also located in Chico, as a transitional program for 60 families. The families are referred to the Esplanade House by local social service providers.

**Permanent supportive housing** is a living situation where the occupant is housed in a standard residential unit ranging from single-room occupancy (SRO) to a single-family home. The unique aspect of the situation is that occupants receive supportive services to help them maintain their independent living status. Housing for the developmentally disabled, mentally ill and frail elderly are three examples of residents in permanent supportive housing. All the permanent supportive housing listed below is located in Chico.

Caminar, Inc. owns and operates a 15-unit permanent housing project called Avenida Apartments for homeless persons with disabilities. Caminar offers intensive case management and supportive services to residents in order to support independence and self-sufficiency. ARC of Butte County owns and operates 12 units within a 24-unit apartment building, offering housing and supportive services to persons with mental disabilities. Northern Valley Catholic Social Services operates Hartford Place, which is a 22-unit apartment complex for persons with developmental disabilities. Another nonprofit organization, VECTORS, owns and operates a 15-unit permanent housing project for homeless veterans. The Housing Authority of the County of Butte administers permanent supportive housing at both Walker Commons and Locust Street. Walker Commons is a low-income, 56-unit complex comprising one-bedroom units located near Bidwell Park. The majority of tenants at Walker Commons are disabled and elderly. The Locust Street complex is a 10-unit income-based complex comprising one- and two-bedroom units that is administered by the Housing Authority of the County of Butte and located in Chico.

Other service providers for homeless persons include the Oroville Rescue Mission in Oroville, the Jesus Center in Chico, and the Salvation Army through its offices in Chico and Oroville. These agencies provide services oriented primarily towards homeless persons.

In addition to shelters for homeless individuals and families, shelters are also provided for individuals and families for emergency situations other than local disasters. Catalyst, a private, non-profit corporation, provides shelter and support services to victims of domestic violence in Butte County. Catalyst provides a confidential shelter called HAVEN for women and their children fleeing domestic violence situations, which provides a 16-bed confidential shelter.



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### 8.5 HOUSING NEEDS AND LAND INVENTORY

This section provides the Regional Housing Needs Allocation for the City of Biggs, and an inventory of vacant land that is available in Biggs for both single-family and multifamily residential development. Included in this section is a table that provides the parcel number, size of parcel, zoning, and the availability of infrastructure to service potential residential development.



#### FUTURE HOUSING NEEDS

#### Regional Housing Needs Allocation

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code, Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The State of California also establishes the number of total housing unit need for each region. The RHNP is developed by the Butte County Association of Governments (BCAG), and allocates to cities and the unincorporated county their "fair share" of the regions projected housing needs. The RHNP allocates "fair share" needs based on household income groupings over the five-year planning period for each specific jurisdiction's Housing Element. The RHNP, which covers a span of 7.5 years, also identifies and quantifies the existing housing needs for each jurisdiction.

**TABLE 8.34**  
**REGIONAL HOUSING NEEDS ALLOCATION – CITY OF BIGGS**

Income Group	Basic Construction Need	
	Number	Percentage
Extremely Low	26	17%
Very Low	25	15%
Low	26	17%
Moderate	22	14%
Above Moderate	56	36%
Total	155	100.0%

Source: *Regional Housing Needs Plan, BCAG (2007)*

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table 8.34** provides the Regional Housing Needs Allocation (RHNA) target for the planning period 2007 to 2014 (also referred to as "basic construction needs") for each of the four household income groups for the City of Biggs.

Based on the above projections the City of Biggs will need to provide 77 housing units affordable to very-low and low-income households, or 50 percent of all new housing units required to comply with the City's total RHNA target. In addition, the City will have to provide 78 housing units available to moderate and above-moderate income households.

### General Housing Affordability

As mentioned in Section 4 and Table 8.26, a survey of recent sale prices of single family homes in August 2009 revealed a median home price of \$110,000 in the City of Biggs. The qualifying income for the average sales price of a 2 bedroom home would be \$21,756 and for a 3 bedroom home would be \$38,602. This income is below the established 2009 HCD median income of \$55,800 and would fall within the very low and low income category of incomes, respectively. This information suggests that a significant portion of the market-rate housing within the City of Biggs is affordable to low income groups.

### Pending Residential Projects

**Table 8.35** identifies the residential development projects that are pending in the City of Biggs as of September 2009. The City has recently approved and annexed two residential projects. In 2006, the City approved the North Biggs Estates subdivision. Fifty-six self-help income-restricted single family homes are estimated to be constructed over the next two years. The Summit Estates subdivision was approved and annexed in 2008, and consists of 53 single family lots. There is no estimate on the completion of these houses, which will be market-rate.

**TABLE 8.35**  
**PENDING RESIDENTIAL PROJECTS – SEPTEMBER 2009**

Project Name	Project Type	Number of Units	Income Category	Funding Source
North Biggs Estates subdivision	Single Family Attached	56	Low	USDA Rural Utilities
Summit Estates subdivision	Single Family Attached	53	Moderate/Above Moderate	--
<b>Total</b>		<b>109</b>		

*Source: City of Biggs, 2009*

**Table 8.36** compares regional growth needs to current availability to meet those needs. Total RHNA numbers are compared to units which have been approved within the City since 2007. The remaining housing needs are then compared to the site inventory capacity. It is assumed that R-1 zoned parcels are suited to the above moderate income group, R-2 parcels are suited to the low income group, and R-3 parcels are suited to the very low and extremely low income groups, respectively. The RHNA surplus represents the amount by which the units built or approved since 2007 and the capacity provided by vacant residential lands exceeds the regional housing needs. A shortfall of three units of allocated need in the moderate income group can be accommodated by a surplus of 47 units which would be affordable to those of low income. The City is estimated to have a total surplus of 54 units above the regional housing needs allocation, while fulfilling the needs allocation of each of the income groups.

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**TABLE 8.36**  
**COMPARISON OF REGIONAL GROWTH NEED AND RESIDENTIAL SITES**

Income Group	Total RHNA	Progress since January 2007	Remaining RHNA	Site Inventory Capacity	RHNA Surplus
Extremely Low	26	0	26	68	17*
Very Low	25	0	25		
Low	26	56	0	0	30
Moderate	22	0	22	19	*(shortfall of 3 units)
Above Moderate	56	53	3	13	10
<b>Total</b>	<b>155</b>	<b>109</b>	<b>76</b>	<b>100</b>	<b>54</b>

Source: City of Biggs, 2009, *Regional Housing Needs Plan*, 2007.

\* Please note that a portion of the surplus for very low and extremely low income unit surplus could be used to accommodate additional low or moderate income units.

### Realistic Capacity

The City recognizes that the potential number of housing units that each vacant parcel can accommodate is not dependent on the maximum buildout of each site, but rather on incorporating all development standards (setback, FAR, etc.) and the characteristics of each site (topography, infrastructure, etc.).

The realistic capacity of sites that are not associated with a development agreement was determined by taking into account the zoning regulations of each site, applicable development standards, and the characteristics of each site. Lot size requirements and corresponding floor area ratios are intended to allow adequate space for development standards such as parking and open space. Based on the City's adopted development standards and recent development activity in the City, a net density of 80 percent of the maximum density was assumed for multifamily zoned parcels and a net density of 60 percent of the maximum density was assumed for the single-family zoned parcels. A description of the vacant parcels and the capacity of each is identified in **Table 8.38** and described below.

### Available Residential Sites

**Table 8.37** provides a summary of available land in each zoning district in the City. **Table 8.38** provides the characteristics of vacant parcels in the City and is sorted by residential zoning district. **Appendix B** shows the location of the vacant residential acreage in the City.

Adequate infrastructure is available for all vacant residential parcels in the City. Due to a lack of contiguity of the vacant sites, there is little opportunity for consolidation of the parcels. The relatively small acreage of the vacant parcels within the City is not considered to be a constraint to development of affordable housing due to the relatively inexpensive land costs in the City.

**TABLE 8.37**  
**UNIT CAPACITY BY ZONING DISTRICT**

Zoning Designation	Total Vacant	Infrastructure	Maximum	Net Number of
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(dwelling units/acre)	Acres	Availability	Number of Units	Units <sup>1</sup>
<i>Residential Zones</i>				
R1 (6 du/ac)	3.68	yes	21	13
R2 (14 du/ac)	2.26	yes	25	19
R3 (20 du/ac)	4.25	yes	85	68
Total	10.19		131	100

Source: City of Biggs, 2009

<sup>1</sup> The net number of units is based on realistic capacity and a minimum square footage of 7,200 sq. ft. as required in the Biggs Zoning Ordinance, as described earlier in this section.

Lands within the City zoned Single Family Residential (R1) are permitted a maximum of six units per acre. There are approximately 3.68 vacant acres in the R1 zone, which nets a maximum of 13 units.

Generally, the construction of housing units affordable to lower-income households is more economically feasible in multifamily zoning districts with higher densities. The R2 zoning district allows 14 units per acre. There are 2.26 vacant acres in this district with the realistic capacity to yield 19 dwelling units considered affordable to those in the low income group

The R3 zone has a maximum density of 20 units per acre and is considered the area most likely for the development of dwellings affordable to very low and extremely low income groups. Currently, two parcels in the City are zoned R3. The first is a 2.5 acre parcel created as a result of the North Biggs Estates subdivision. There is no pending development on the site and it is considered vacant. (Please note, the 2.5 acre parcel zoned R3 is in addition to the approved North Biggs Estates subdivision project noted in **Table 8.34**) The second R3 zoned parcel is a 1.75 acre parcel located directly south of and adjacent to the 2.5 acre parcel noted above. Together the two parcels total 4.25 acres, and have a realistic capacity of approximately 68 dwelling units.

As of September 2009, the City has had 22 single-family housing units built since November 2004. All of these are market-rate units and considered to be affordable to moderate and above-moderate income households based on the current median home sales price in Biggs (see Section 4 for home sales information).

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**TABLE 8.38  
VACANT RESIDENTIAL PARCELS**

Map Key #	Assessor Parcel #	Zoning	GP Designation	Parcel Size <sup>1</sup> (acres)	Maximum Number of Units <sup>2</sup>	Net Number of Units <sup>3</sup>	Development Impediments*
<b>R-1 Sites</b>							
1	001-150-068	R-1	LDR	0.40	2	1	None
2	001-140-048	R-1	LDR	0.18	1	1	None
3	001-113-008	R-1	LDR	0.18	1	1	None
4	001-115-008	R-1	LDR	0.17	1	1	None
5	001-130-004	R-1	LDR	6.57 (2.75)	16	9	On-site irrigation canal, only 2.75 acres of the site was used.
<b>Total R-1 Site Capacity</b>				<b>3.68</b>	<b>21</b>	<b>13</b>	
<b>R-2 Sites</b>							
6	022-170-057	R-2	MDR	0.31	4	3	None
7	001-011-007	R-2	MDR	0.17	2	1	None
8	001-031-013	R-2	MDR	0.17	2	1	None
9	001-053-008	R-2	MDR	0.30	4	3	None
10	001-028-025	R-2	MDR	0.25	3	2	None
11	001-101-011	R-2	MDR	0.19	2	2	None
12	001-185-013	R-2	MDR	0.27	3	3	None
13	001-193-009	R-2	MDR	0.25	3	2	None
14	001-033-017	R-2	MDR	0.19	2	2	None
<b>Total R-2 Site Capacity</b>				<b>2.10</b>	<b>25</b>	<b>19</b>	
<b>R-3 Sites</b>							
15	022-150-020	R-3	HDR	1.75	35	28	None
16	N/A <sup>4</sup>	R-3	HDR	2.50	50	40	None
<b>Total R-3 Site Capacity</b>				<b>4.25</b>	<b>85</b>	<b>68</b>	
<b>Total All Sites</b>				<b>10.20</b>	<b>131</b>	<b>100</b>	

Source: City of Biggs, 2009

\* Infrastructure is available to all sites within the inventory

<sup>1</sup>The City requires a minimum of 7,200 square feet for development.

<sup>2</sup> Unit number were rounded down to the nearest whole number.

<sup>3</sup>The net number of units is based on a minimum square footage of 7,200 sq. ft. as required in the Biggs Zoning Ordinance.

<sup>4</sup>This parcel was created as part of the Subdivision Map for the North Biggs Estates Project, but no APN was available at the time of the preparation of this document.

## 8.6 HOUSING RESOURCES

### AFFORDABLE HOUSING

The City of Biggs currently has 20 single-family units in Biggs that are operated by the Butte County Housing Authority as part of the Conventional Housing Program. Additionally, the Housing Authority offers the Housing Choice (Section 8) Vouchers to qualified low-income households. Funding for Section 8 affordable housing originates from HUD, and Butte County Housing Authority is responsible for administering the project-based Section 8 properties. Persons using these vouchers are not restricted to the type or location of housing that they may choose to live in so the vouchers can be used for housing units in multi-family complexes and single-family detached housing units. There are three Section 8 vouchers that are currently in use in Biggs.



HUD funds and administers various affordable housing opportunities for lower income persons which include Section 221(d)(3), Section 202, Section 236, and Section 811 housing. However, according to information provided by the California Housing Partnership Corporation, there are no HUD-administered or HUD-subsidized affordable housing complexes or individual housing units located in the City of Biggs. USDA Rural Development also provides affordable housing opportunities through its Section 515 mortgage program. There is no housing in Biggs under the Section 515 program.

### AT-RISK HOUSING

State law requires that all Housing Elements include information regarding the potential conversion of existing, assisted housing developments to market rents during a ten-year period (Government Code Section 65583). The development of the law stems from concern about the loss of affordable housing due to the expiration of affordability restrictions or the prepayment of government mortgages. At-risk housing refers to assisted housing developments with affordability restrictions that are set to expire during the ten-year period from 2009-2019. This housing is considered at risk of losing its affordability controls and converting to market rate housing.

As previously, stated, there are no HUD-administered or HUD-subsidized affordable housing complexes or individual housing units located in the City of Biggs. There are also no housing units participating in Rural Development's Section 515 program. The Butte County Housing Authority units are the only public or publicly-subsidized affordable housing units in Biggs. These units are not at risk, since they are managed by a public agency for affordable housing purposes.

**Program 2.14** states that the City shall maintain a list of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives and that the City will contact all property owners and ask them to provide at least 2 years notice prior to the conversion of any units for lower-income households to market-rate units.

## 8.0 HOUSING

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State law also requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concerns that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be prepaid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured. There are no federally assisted HUD or Rural Development housing programs or any other affordable housing complexes in Biggs. Therefore, a cost analysis to preserve at-risk housing in the City of Biggs is not included as a component of this Housing Element.

### RESOURCES AND INCENTIVES FOR AFFORDABLE HOUSING

Efforts by the City to assist in the development, rehabilitation and preservation of affordable housing would require the utilization of organizational and financial types of resources. This section lists local, state, federal and private housing programs that are valuable resources in assisting in the development and preservation of affordable housing and for housing rehabilitation. Also, this section describes some organizations that have been involved in the development of affordable housing in the area.

#### Financial Resources

**Table 8.39** provides a summary of the financial resources that may be available to the City for affordable housing development, rehabilitation and preservation from federal and State sources. It is important to note that many of these programs require annual budget appropriations and, periodically, may not be funded. Also, it should be noted that the City may not be eligible for all programs listed, nor may some of these programs be applicable to the City's housing needs. However, the information is presented here to increase awareness of the options that are potentially available to the City as it seeks to fulfill its RHNA targets. Three financial programs are discussed in more detail below:

#### Community Development Block Grants

HUD's Community Development Block Grant (CDBG) program provides funds for community development and housing activities and is administered by the California Department of Housing and Community Development (HCD). Examples of such activities include acquisition housing or land, rehabilitation of housing, homebuyer assistance and public facility and infrastructure improvements, among others. These funds require submittal of an application, and they are awarded on a competitive basis. The City has successfully competed for and received CDBG funds from the State recently. These funds are being used for the City's Housing Rehabilitation Program, which is being administered by Mercy Housing of California. The Program offers low interest loans and grants for qualified owners and owner-investors in the City. Currently the City, through Mercy Housing, is in the process of issuing seven loans for housing rehabilitation.

#### HOME Investment Partnership Act Funds

The HOME Investment Partnership Act is another HUD program that is designed to improve and increase the supply of affordable housing. As with CDBG funds, the City applies to HCD for these funds and the grants are awarded on a competitive basis. HOME funds may be used for housing rehabilitation, new construction and acquisition and rehabilitation, for both single family and multi-family projects.

## Section 8 Rental Assistance

Section 8 Rental Assistance, also referred to as the Housing Choice Voucher Program, provides vouchers to very low-income households in need of affordable housing. The Butte County Housing Authority administers this program, which is funded by HUD. The program pays the difference between what the household can afford (i.e., 30 percent of their income) and the Fair Market Rent (FMR) for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex that accepts them. The Housing Authority currently provides vouchers to approximately 3 households in the City, as previously noted.

**TABLE 8.39**  
**HOUSING RESOURCES**

Housing Issue	Program Name	Program Description
Based upon the results of the housing conditions survey, many units are in need of rehabilitation.	State of California, Department of Housing and Community Development, CalHome Program	Grant provided to local public agencies and nonprofit developers to assist individual households with deferred payment loans for a variety of homeownership initiatives, including rehabilitation. Funds are awarded on a competitive basis.
	State of California, Department of Housing and Community Development, CDBG Program, General Allocation	Grants provided to local agencies. Funds may be used for a wide variety of housing and community development needs targeted to low-income households, including single- and multi-family housing rehabilitation. Funds are awarded on a competitive basis.
	State of California, Department of Housing and Community Development, CDBG Program, Planning and Technical Assistance	Grants provided to local agencies. Funds may be used for planning and evaluation studies related to a CDBG-eligible activity. For example, funds could be used to develop a detailed housing rehabilitation feasibility study and plan. Funds are awarded on a competitive basis.
Overall there is a lack of affordable housing stock, especially for larger families, contributing to overcrowding in existing units. Existing units may need rehabilitation to add additional bedrooms, and the development of new affordable units may be needed.	State of California, Department of Housing and Community Development CalHome Program State of California, Department of Housing and Community Development HOME Program State of California, Department of Housing and Community Development, CDBG Program, General Allocation	As discussed above, these funds may be used for rehabilitation of housing units occupied by low-income households.
	State of California, Department of Housing and Community Development, Pre-Development Loan Program	Provides pre-development capital in the form of short-term loans, to finance the start of low-income housing projects. Funds may be used for site control, engineering studies and architectural plans, application fees, legal services, and site preparation. Among the priority categories are projects in rural locations. Applications are accepted and evaluated and funds are awarded on a continuous basis as funds are available.



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Housing Issue	Program Name	Program Description
Overcrowding exists in multi-family rental units. Assisting more households to become homeowners would facilitate movement to larger housing units.	State of California, Department of Housing and Community Development, CalHome Program	Grant provided to local public agencies and nonprofit developers to assist individual households with deferred payment loans for a variety of homeownership initiatives, including first time homebuyer down payment assistance. Funds are awarded on a competitive basis.
	State of California, Department of Housing and Community Development, CDBG Program, General Allocation	Grants provided to local agencies. Funds may be used for a wide variety of housing and community development needs targeted to low-income households, including down payment assistance. Funds are awarded on a competitive basis.
	State of California, California Housing and Finance Agency (CHFA): Cal HFA Housing Assistance Program California Homebuyer's Downpayment Assistance Program	CHFA provides a number of programs aimed at financing below market-rate loans to both create affordable rental housing and to assist first-time homebuyers in achieving the dream of homeownership. A variety of low-interest rate loan packages are available. Borrowers must work directly with participating lenders.
Seniors who can no longer continue to live independently in their own homes have no options for "senior" housing within the community, forcing them to move elsewhere to find such housing.	Department of Housing and Urban Development (HUD) Section 202 Program	This program provides federal capital advances and project rental assistance to private nonprofit corporations (low-income housing developers) in order to develop new housing or substantially rehabilitate housing to serve low-income elderly persons. Projects funded through Section 202 provide such services as homemaking, meals, counseling, referral services and transportation, which help residents maintain an independent living arrangement.

### Local Housing Resources

The following nonprofit developers have been active in the construction and rehabilitation of affordable housing projects in Butte and surrounding counties. While some of the nonprofit organizations are already active in Butte County, others listed here are located in the region and may be useful in developing additional affordable housing opportunities in the City. In addition, Butte County has a public housing agency, whose responsibilities and activities are described here.

### Butte County Housing Authority

The Butte County Housing Authority is a designated Public Housing Authority by HCD. The Housing Authority manages housing and community development activities, including conventional housing or low-rent public housing, and the Housing Choice Voucher (Section 8) program. The conventional housing program involves housing developments that are managed and maintained by the Housing Authority. As previously mentioned, the Housing Authority manages 20 housing units in Biggs.

The Housing Choice Voucher program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the certificate at any decent, sanitary, and safe housing unit (single-family or multi-family) that accepts the certificates. The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. The Housing Authority subsidizes the difference between the tenant's portion and the contract rent. However, Fair Market Rent (FMR) restricts the actual contract rent as determined by the Department of Housing and Urban Development (HUD). The Housing Choice Voucher program is similar to the certificate program, except the tenant's housing contract rent is not restricted by FMR. As previously stated, the Housing Authority provides three Section 8 vouchers in the City of Biggs.

### **Community Housing Improvement Program, Inc. (CHIP)**

CHIP is a nonprofit housing developer that has been active in Butte County and in other areas of northern California. Based in Chico, CHIP has developed both single family and multifamily residences in places such as Chico, Orland, Red Bluff and Yuba City. Single family home construction typically occurs as part of a "sweat equity" program, in which prospective tenants provide much of the labor. CHIP has constructed two housing projects in the City. Southfield Manor phase one was built in 1989, consisting of 35 single family homes, and phase two of 25 single family homes was built in 1999. While these homes were sold to lower income persons originally, the units are not deed restricted to lower income households and can be re-sold as market rate units.

### **Mercy Housing California**

Mercy Housing California is a branch of the nationwide non-profit Mercy Housing System. Based in San Francisco with an office in West Sacramento, Mercy Housing is actively involved in the development, rehabilitation and management of housing units throughout California. The agency seeks to provide affordable housing to lower-income families, seniors, and people with special needs. In 2000, Mercy Housing merged with the Rural Community Assistance Corporation (RCAC), which has funded affordable housing projects in many rural northern counties.

### **INCENTIVES FOR AFFORDABLE HOUSING**

In addition to the affordable housing resources listed above, the City anticipates offering incentives to promote the development of housing affordable to very low and low income households. Concessions or incentives include any of the following:

- While the City of Biggs offers a density bonus adhering to state density bonus standards, it has not explicitly incorporated density bonus provisions into its Municipal Code, however Program 2.8 of this Housing Element requires the addition of a density bonus ordinance to the Code.
- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission, including but not limited to a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required.
- Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development, and

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if the commercial, office, industrial, or other land uses are compatible with the housing development and with the existing or planned development in the area where the proposed housing project will be located.

- Other regulatory incentives or concessions proposed by the developer or the City that results in identifiable cost reductions (Government Code Section 65915(k)).
- Expedited development review.

## **8.7 HOUSING CONSTRAINTS**

Various interrelated factors can constrain private and public sectors ability to provide adequate housing and meet the housing needs for all economic sectors of the community. These factors can be divided into two categories: governmental and non-governmental. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing.



### **NON-GOVERNMENTAL CONSTRAINTS**

#### **Land Availability**

The City of Biggs consists of approximately 0.65 square miles (414 acres) of land area. The City is located in the southern portion of Butte County and is surrounded by agricultural and open space land uses.

According to the land use survey, the City has approximately 5.94 acres of residential vacant land. This equates to 1.4 percent of the total land area in the City.

#### **Land Cost**

The cost of developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land. This allows the developer to distribute the costs for infrastructure improvements (i.e., streets, sewer lines, water lines, etc.) over the maximum number of homes. According to local real estate agents, residential land costs \$50,000 to \$80,000 per acre for land with infrastructure available in the City. The development of residential land in the City is restricted, due to slow growth and the limited number of available for-sale residential lots.

#### **Infrastructure**

Certain physical characteristics of the Biggs area profoundly affect the development and the manner in which infrastructure is provided in the City. Constraints to infrastructure development are:

The topography of the area is very flat. The ditches and sloughs, which drain surface water from the Biggs area to the Sacramento River, have an average gradient of only 0.5 foot per thousand feet. Consequently, water velocity is very low, and the ditches must be very large to accommodate the high volume of stormwater flows generated within the area.

A high water table exists throughout much of the City. Subsurface soils include very dense hardpan layers that hold a perpetual reservoir of water 8 to 10 feet below the surface of the

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ground. The elevated water table affects trenching for drainage facilities adding considerable difficulty and expense. Open ditches must be widened rather than deepened to increase capacity.

Large open irrigation canals or drainage ditches bisect or are adjacent to some developable property in the City. The presences of these historical open waterways impacts the design, the review process, and the cost of engineering and construction for new development in Biggs. The large open ditches obstruct access to undeveloped property, limit the options for development of the property, and can create aesthetic and safety concerns for the proposed urban use of the property.

The City of Biggs provides sewer service to its residents, and supplies both electricity and water through its municipal utility. The 2008 Biggs Municipal Service Review identified adequate pumping capacity but an undersized storage capacity in the Biggs water system. This determination was due in part to the City's use of single-speed groundwater pumps and its reliance on the use of a single above-ground elevated water tower. Since the adoption of the MSR document, all of the City's wells have been changed over to variable speed drive pumps with standby backup generators. As identified in the Water Master Plan, these improvements ensure that the water system and facilities are adequate to accommodate future growth and address the potential concern addressed in the MSR regarding storage capacity. With these water system improvements in place, the City has the water storage and water pumping capacity to meet the 2007-2014 region needs housing allocation.

In compliance with Senate Bill 1087, the City, as the local water and sewer provider, will utilize the Housing Element in making water and sewer allocations and in the event of limited system capacity issues, will grant priority for service allocations to proposed developments that include units affordable to lower-income households.

### Environmental Constraints

The City of Biggs currently lies completely outside of any area identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) as being within a designated 100 year flood plain. The City recognizes, however, that flood zones are subject to revision based upon the certification status on nearby levees and based upon on-going actions of state and Federal certifying and operating agencies. It is noted herein that the City of Biggs does not believe that any part of the City is located within a 100-year floodplain areas based upon the best available data.

The City's General Plan has several policies addressing flood hazards and designed to minimize potential flood-related impacts to the City. Additionally, the City's adopted development standards require improvements to be constructed using development techniques designed to minimize the risks associated with flooding and flood hazards.

As described in **Table 8.38**, there are no known environmental constraints in the R-2 and R-3 zoning districts, with only one identified site constraint on an R-1 zoned parcel. The City has approximately 10 acres of vacant land for the development of housing, showing capacity for more than enough land for the development of Regional Housing Needs Allocation, even if further environmental constraints were identified.

## Construction Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data ([www.building-cost.net](http://www.building-cost.net)), provided by the Craftsman Book Company estimates the per square foot cost of a single-story four-cornered home in Biggs to be approximately \$121 per square foot. This cost estimate is based on a 2,000 square foot house of good-quality construction including a two-car garage, central heating and air conditioning. The total construction costs excluding land costs are estimated at \$199,516 for a house built in a housing tract and \$377,729 for a custom home.

If labor or material costs increased substantially, the cost of construction in Biggs could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

## Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Biggs. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans.

However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table 8.40** illustrates interest rates as of October 2009. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance, and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

**TABLE 8.40**  
**INTEREST RATES**

	Interest	APR
<b>Conforming</b>		
40 year fixed	6.5%	6.7%
30 year fixed	4.75%	4.96%
20 year fixed	5.0%	5.289%
15 year fixed	4.5%	4.862%

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	Interest	APR
5 year ARM	4.375%	4.20%
<b>Jumbo</b>		
30 year fixed	6.250%	6.399%
5 year ARM	5.125%	4.629%
<b>FHA</b>		
30 year fixed	5.0%	5.645%

*Conforming or FHA loans are for no more than \$625,500. A jumbo loan is greater than \$625,500. Rates are subject to change on a daily basis*

*Source: www.wellsfargo.com, October 2009*

In addition to the constraints of interest rates and housing costs, home loan denial due to race or gender by financial institutions is a non-governmental constraint. The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. This regulation provides the public loan data that can be used to assist:

- In determining whether financial institutions are serving the housing needs of their communities;
- Public officials in distributing public-sector investments so as to attract private investment to areas where it is needed; and
- In identifying possible discriminatory lending patterns.

There are no statistics available for the denial percentage by age, race, gender, or income for Biggs. However, statistics for the nearby Chico Metropolitan Statistical Area (MSA) prepared by the Federal Financial Institutions Examination Council (FFIEC) indicate that in the 2007 Aggregate Report for Conventional Home-Purchase Loans, proportionally more than twice as many Hispanic and black applicants than white applicants are denied home loans in the Chico MSA. This may be related to the lack of qualifying income or credit issues and not because of race or ethnic discrimination. According to the Census, Hispanic households generally have a lower household income than whites in this area. The FFIEC statistics for the proportion of home loan denials by income level in the Chico MSA indicate, as would be expected, that persons with lower incomes had a higher denial rate. Home loan denial rates based upon gender were virtually the same. While the Chico MSA statistics may not fully apply to Biggs, they may indicate similar housing issues related to loan denials, given the proximity of the MSA to Biggs.

### GOVERNMENTAL CONSTRAINTS

#### Land Use Controls

The Biggs General Plan establishes policies that guide new development, including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the General Plan allow single-family and multiple family residential developments. The Zoning Ordinance (Biggs Municipal Code Title 14) further describes the residential land use designations. These are provided in **Table 8.41**. A total of six residential land use designations provide for a range of residential densities ranging from agricultural residential densities (1 du/5 acre) to

multiple family residential densities (20 du/acre). Additional land use designations, which allow residential development, are also described in **Table 8.41**. In addition, residential care facilities are allowed in the Downtown Commercial (C-D), General Commercial (C-G), and Light Industrial (M-1) zones with a use permit.

**TABLE 8.41**  
**ZONING LAND USE DESCRIPTIONS**

Designation	Notes
Single Family Residential (R-1)	Intended to provide areas of low-density residential neighborhoods at densities not less than 2.0 and not more than 6.0 units per gross acre.
Medium Density Residential (R-2)	Intended to provide areas of low- to medium-density residential development at densities not less than 6.0 and not more than 14.0 units per gross acre. Single family detached and duplex dwellings are allowed by right, and condominiums are allowed subject to securing a use permit.
High Density Residential (R-3)	Intended to provide areas of high-density residential development at densities not less than 6.0 and not more than 20.0 units per gross acre. This district allows a variety of types of housing, including single family detached, single family attached, and multifamily units.
Planned Development (PD)	Intended to be applied on a limited basis to provide flexibility in the approval of land uses. The PD District may be applied as a combining zone to any City zoning designation. The land use density and intensity of any PD district shall be consistent with the underlying land use designation with which the PD district is combined.
Public or Quasi-Public (P-Q)	Intended to provide for a wide range of public, institutional and auxiliary uses which may be established in response to the health, safety, cultural and welfare needs of the citizens of Biggs. All uses within the P-Q district are required to secure a use permit.

Source: City of Biggs Zoning Ordinance

## Residential Development Standards

The City of Biggs Zoning Ordinance is the major guide for residential development policies. The policies establish and control the type, location, and density of residential development in Biggs. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the general plan. The specific residential land use zones used in Biggs and the respective maximum densities are shown in **Table 8.42**.

The Planned Development District (PD) may be applied as a combining zone in any zoning designation in the City. All uses are required to conform to the City of Biggs General Plan. The underlying zoning district determines the dominant use of the PD district and all development standards should conform to the standards of the underlying zoning. However, the City has to the option to alter the setback requirements, height limits, building coverage, parking requirements, and density and intensity limits.

**TABLE 8.42**  
**RESIDENTIAL LAND USE ZONES AND DENSITIES**

Zone	Minimum Area	Minimum Lot Width	Maximum Lot Coverage	Maximum Density	Maximum Building Height	Residential Types
Single Family Residential (R-1)	7,200 sq. ft.	55-70 ft.	40% (up to 55% with use permit)	6.0 units per acre	30 ft	Detached single-family residences



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Medium Density Residential (R-2)	7,200 sq. ft.	55-70 ft.	50% (up to 65% with use permit)	14.0 units per acre	30 ft	Detached single-family residences, duplexes, condominiums (with use permit)
High Density Residential (R-3)	7,200 sq. ft.	55-70 ft.	60% (up to 75% with use permit)	20.0 units per acre	35 ft	Detached single-family residences, duplexes, apartments, townhouses, condominiums, residential care homes (with use permit)

*Source: City of Biggs Zoning Ordinance, 2009*

development through development standards. **Table 8.43** details the development standards that are applied to residential development in the City. Chapter 14.065 of the Biggs Zoning Ordinance provides detailed requirements for off-street parking. Other standards are described in the chapters for the appropriate zoning district. These standards are typical of other jurisdictions, and are not considered a significant constraint to housing development.

**TABLE 8.43  
RESIDENTIAL DEVELOPMENT STANDARDS**

Zone	Front Yard	Side Yard	Rear Yard	Height	Parking
R-1	20 ft.	5-15 ft.	20 ft.	30 ft.	2 driveway spaces + 2-car garage/unit
R-2	20 ft.	5-15 ft.	15 ft.	30 ft.	2 uncovered spaces + 1-car garage or carport/unit
R-3	20 ft.	5-15 ft.	15 ft.	35 ft.	1.25 spaces/studio, 1-bdrm unit; 1.75 spaces/2-bdrm unit

*Source: City of Biggs Zoning Ordinance, 2009*

Overall, the Biggs residential development standards do not pose a significant constraint to the development of new housing or affordable housing. The overriding constraints to the development of affordable housing involve high land costs, high construction costs, availability of funding to cover the subsidy gap necessary to make affordable housing projects achievable, and various market factors.

### **Residential Design Standards**

All new residential development in the City is subject to the City's design standards. These standards are as follows:

- 1) Roof eaves and overhangs shall extend away from the walls a minimum of 18 inches. The Planning Commission may grant variations to this standard.
- 2) Roofing materials must be tile, wood, or composition shingles. No roofs made solely of corrugated metal, galvanized steel, aluminum and/or fiberglass sheets are acceptable.
- 3) Front yard landscaping is required with the following provisions:
  - a. The entire front yard must be landscaped.
  - b. At least one shade tree must be provided in the front yard.
  - c. Underground irrigation system.
  - d. Non-living groundcovers shall not exceed 35% of total front yard area.

A fully enclosed two-car garage.

A six-foot high fence is required to surround all back yard areas.

Design standards may add a minimal additional cost to the price of a new residential unit. However, these standards were implemented in order to require new residential development to conform to the existing character of the residential neighborhood in the City, provide for neighborhood cohesion and help to keep the City aesthetically pleasing. The design standards are not considered a constraint to residential development in the City.

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### Site Improvements

The City's Zoning Ordinance outlines the site improvement requirements for all new construction within City limits. Subdivisions and new construction (including single lot development) are required to install curbs, sidewalks, and gutters. Sidewalks must be four feet in width and separated from the curb by a four-foot landscaping strip. Subdivisions are required to install fire hydrants, street lighting, street signs, and underground all utilities (water, sewer, gas, and electric).

### Design Review

Design review is required of all new development in the City, except for infill development. This review has been instigated by the City in order to promote orderly and harmonious development, enhance the desirability of living in the City, enhance the living conditions of the city residents and promote visual environments which are of high aesthetic quality and variety.

The City planner and/or Planning Commission discretionally approve site, building and landscaping plans based on City Zoning ordinance design review guidelines. General design standards are as follows:

Does the project:

- 1) Preserve and improve the character of existing residential neighborhoods and industrial and commercial areas;
- 2) Maintain design compatibility between existing and new developments including, but not limited to, style, scale, and building materials;
- 3) Ensure variety in building and site design, emphasizing variations in setbacks, height, elevation and transition;
- 4) Emphasize the use of extensive landscaping, particularly shade and street trees.

### Provisions for a Variety of Housing

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Housing types include single-family residential housing, multiple family residential housing, residential accessory dwelling units, manufactured homes, duplexes and residential care homes. **Table 8.44** shows the housing types permitted in the various residential zoning districts of Biggs. The Planned Development (P-D) overlay zone allows for a variety of housing types, depending on the approved site development plan.

In accordance with Government Code Section 65852.2, the Biggs Zoning Ordinance allows for second units. Second units, called "second dwellings" in the Zoning Ordinance and also commonly known as "granny flats", are detached or attached housing units that provide complete independent living facilities for one or more persons with provisions for living, sleeping, eating, cooking and sanitation on the same parcel with a primary housing unit. They are permitted in all residential zones, subject to setback requirements. As of July 1, 2003, Assembly Bill (AB) 1866 took effect. AB 1866 mandates that any second unit application filed on the basis of a local ordinance is to be considered through a ministerial process, without discretionary

review or hearing. In 2006, the City adopted a second unit ordinance that defined development standards and requirements for second units.

## **EMERGENCY SHELTERS**

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person."

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- The size and location of exterior and interior on-site waiting and client intake areas;
- The provision of on-site management;
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

**Program 2.11** will amend the Zoning Ordinance to allow emergency shelters in M-1 district by right. Areas within the City which are zoned M-1 provide adequate capacity for this use.

## **EXTREMELY LOW-INCOME HOUSEHOLDS**

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. The City's Zoning Ordinance currently does not allow SROs in any district. **Program 2.12** states that the City will update its Zoning Code to

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include a definition for SROs in the same zone(s) where boarding and rooming houses are allowed. **Program 2.13** states, as funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing (i.e. SROs) for extremely low- income households. In addition, the City will offer financial incentives or regulatory concessions to encourage the development of SROs.

### SUPPORTIVE AND TRANSITIONAL HOUSING

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focuses on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Pursuant to Senate Bill (SB) 2, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. **Program 2.11** will address the changes to the City's Zoning Ordinance required to be in compliance with the new legislation regarding supportive and transitional housing.

### ACCOMMODATION OF PERSONS WITH DISABILITIES

According to California Government Code Section 12926, a "disability" includes, but is not limited to, any physical or mental disability. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement or anatomical loss that affects body systems. In addition, a mental or physical disability limits major life activities by making their achievement difficult, including physical, mental and social activities and working.

Physical, mental and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for one's self difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. As with some seniors, persons with a mobility limitation require housing that is physically accessible.

Persons with disabilities in Biggs face many of the same housing issues as seniors. Aside from independence and accessibility issues, there are no licensed adult residential facilities in Biggs

that provide accommodations for persons with disabilities. The nearest such facility is located in Gridley, which has one facility that accommodates up to six residents. Other facilities are located in Chico, Oroville and Paradise.

Community care facilities for up to six persons are considered residential uses by State law. Such facilities are not required to obtain a conditional use permit, zoning variance or other zoning clearance if they are not required of a family dwelling of the same type in the same zone (California Health and Safety Code Section 1566.3). This provision of State law has not yet been incorporated in the City's Zoning Ordinance. This Housing Element includes **Program 2.11** and **Program 3.2** which require the City to amend its Zoning Ordinance to include this provision.

### **FARMWORKER HOUSING**

Farmworker housing is defined in Sections 17021.5 and 17021.6 of the Health and Safety Code as any employee housing consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.

Currently the City does not specifically call out farmworker housing but to be consistent with Sections 17021.5 and 17021.6 of the Health and Safety Code has included **Program 2.2** which states that the City will amend the Zoning Code to define farmworker housing and allow for farmworker housing for six or fewer workers in the R-3 zoning district.

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**TABLE 8.44**  
**HOUSING TYPES PERMITTED BY ZONING DISTRICT**

Housing Type	Zoning Districts					
	R-1	R-2	R-3	C-D, C-G	M-1	P-Q
Single-family dwelling	P	P	u	U		
Duplex		P	P	U		
Triplex/fourplex			P	U		
Apartments			P	U		
Townhouse/row house			P	U		
Condominium		U	P	U		
Residential care home (6 or fewer persons)	P	P	P	U	U	U
Care homes (7 or more persons)	u	u	U	U	U	U
Manufactured home	P	P	P	U		
Emergency/transitional housing					U	U
Transitional/Supportive housing	p	p	p			U
Single Room Occupancy Units	p	p	p			U
Farmworker housing			p	u		U

Source: City of Biggs Zoning Ordinance

P = Permitted use

U = Permitted use subject to the issuance of a use permit

Lower case bold used to indicate permitted use (p) or use subject to use permit (u) as implemented by a Housing Element Program.

\*Residential care homes for more than six persons.

Note: Program 1.7 states that the City will consider amending the Zoning Ordinance to require a CUP for single-family homes in the R-3 zoning district so that any remaining sites can be used to accommodate multi-family housing.

Use permits, being discretionary actions, are subject to procedures that would lengthen the approval process for particular housing projects. These procedures principally include environmental review under the California Environmental Quality Act (CEQA). However, the use permit process applies only to a limited number of housing projects in specific zones. Most housing projects in Biggs would require only ministerial approval, if they were located in a zone that allows for the specific type of project. Therefore, zoning standards for housing types are not considered a significant constraint on housing in Biggs. However, a court decision stated that a project approval involving elements of discretionary action, such as requiring changes to mitigate potential environmental effects, is subject to CEQA even if the approval is ministerial under local ordinances (*Friends of Westwood, Inc. v. Los Angeles* (1986) 191 Cal. App. 3d 259). Therefore, some projects that would normally require ministerial approval may be subject to environmental review, adding time to the approval process.

### Housing Codes and Code Enforcement

The City of Biggs contracts with the Butte County Development Services Building Division building plan inspection. The County, in accordance with the State Housing Law, establishes certain minimum requirements for residential construction. The County Building Division currently administers codes and code enforcement under the 2007 California Building Code and 2007

editions of the California Electric Code (CEC), California Mechanical Code (CMC), and California Plumbing Code (CPC). No amendments/modifications to the uniform codes have also been adopted which effect residential buildings. Enforcement of development and building standards and amendments to these standards do not constrain the production or improvement of housing in the City.

In March of 1995, the City of Biggs concluded its contract with Butte County for building inspection services. Code inspection and enforcement is now provided by the City, which offers a more direct response to community concerns and complaints. Code enforcement is done on a proactive basis. Because of the high number of housing units considered in need of repair in the City, an active building inspection and code enforcement unit has been established in the City.

### **Planning and Development Fees**

Two aspects of local government have been criticized as placing undue burdens on the private sector's ability to build affordable housing. These are (1) the fees or other exactions required of developers to obtain project approval, and (2) the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer or renter in the form of higher purchase prices or rents.

Costs associated with site improvements are an important component of new residential development costs. Site improvements costs are applied to provide sanitary sewer and water services and other infrastructure to a project. In addition, the City may require the payment for various offsite improvements as part of project mitigation measures (e.g., payment toward an offsite traffic signal). Developers of new residential projects are also required to construct all onsite streets, sidewalks, curb, gutter, and affected portions of offsite arterials. A variety of development impact fees are often assessed on new residential projects that include City-controlled fees (e.g., development application fees, building permit fees) and non-City-controlled fees (e.g., school impact fees. Another component of project costs involves utility service connection fees, such as those for sewer and water service.

The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significant costs on housing. The City of Biggs has adopted fees applicable to all developments, including single-family and multifamily residential developments. **Table 8.45** lists the various City fees related to housing development.



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**TABLE 8.45  
CITY DEVELOPMENT FEES**

Item	Fee
<b>Impact Fees</b>	
Sewer Impact Fee All Residential Units	\$7,822
Drainage Impact Fee All Residential Units	\$2,447
Water Impact Fee All Residential Units	\$4,097
Electric Impact Fee All Residential Units	\$2,179
Parks and Recreation Impact Fee All Residential Units	\$4,525
General Government Impact Fee All Residential Units	\$599 <sup>1</sup>
Police Impact Fee All Residential Units	\$61
Fire Impact Fee All Residential Units	\$234
<b>Land Development Fees</b>	
Filing Fees	
Tentative Subdivision Map	\$3,887 + \$20/lot
Tentative Parcel Map	\$1,090 + \$25/lot
Revised Map	\$200
Preliminary Subdivision	\$400
Boundary Line Modification	\$250
Certificate of Compliance/Certificate of Correction	\$100
Reversion to Acreage	\$200
Annexation	\$3,260 deposit + cost
Checking Fees	
Final Subdivision Map	\$351 + \$20
Final Parcel Map	\$200 + \$20/lot
Record of Survey	\$200
Boundary Line Modification by Map, Deed of Plat	\$200
Waiver Application by Deeds	\$200
Plan Checking Deposit	2% of cost + 10%
Inspection Deposit	4% of constr. Cost
Plot Plan Review – New Construction	\$283
Miscellaneous Fees	
General Plan Amendment	\$2,125 + cost
Zoning Change	\$2,315 + cost
Use Permit	\$741
Use Permit – Mobile Home	\$200
Variance	\$519
Environmental Impact Reports	Actual cost + 20%

Item					Fee	
Environmental Review – Environmental Evaluation					\$125	
Environmental Review – Categorical Exemption					\$50	
Prezoning, 0-1 acre					\$300	
Prezoning, over 1 acre					\$300 + \$10/acre <sup>2</sup>	
Building Permit Fees						
Apartment Building						
Project Size (Sq. Ft.)	Construction Type					
	IA, IB		IIA, IIIA, VA		IIB, IIIB, IV (HT), VB	
	Base Cost	Each additional 100 s.f.	Base Cost	Each additional 100 s.f.	Base Cost	Each additional 100 s.f.
1,000	\$4,114	\$102	\$3,427	\$85	\$2,742	\$68
5,000	\$8,203	\$68	\$6,836	\$56	\$5,469	\$45
10,000	\$11,623	\$52	\$9,686	\$43	\$7,748	\$34
20,000	\$16,842	\$27	\$14,033	\$23	\$11,227	\$18
50,000	\$25,218	\$28	\$21,015	\$23	\$16,812	18
100,000	\$39,318	\$28	\$32,765	\$23	\$26,213	\$18
Dwellings						
Project Size (Sq. Ft.)	Custom Models		Production Phase		Alternative Materials	
	Base Cost	Each additional 100 s.f.	Base Cost	Each additional 100 s.f.	Base Cost	Each additional 100 s.f.
1,000	\$2,596	\$85	\$1,806	\$56	\$3708	\$74
2,000	\$3,450	\$78	\$2,367	\$46	\$4449	\$82
3,000	\$4,240	\$75	\$2,832	\$45	\$5276	\$111
4,000	\$5,000	\$84	\$3,289	\$56	\$6388	\$140
5,000	\$5,847	\$59	\$3,858	\$35	\$7796	\$63
10,000	\$8,822	\$59	\$5,636	\$35	\$10980	\$63

Source: City of Biggs, Butte County, 2009

<sup>1</sup> Minimum fee or actual cost, whichever is more.

<sup>2</sup> Maximum \$1,000.

<sup>3</sup> The City of Biggs contracts with Butte County for building permit services. All build permit fees are County fees.

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**TABLE 8.46**  
**PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL RESIDENTIAL DEVELOPMENT**

Development Cost for a Typical Unit	Single-Family	Multi-Family
Total estimated fees per unit	\$20,504	\$20,504
Typical estimated cost of development per unit	\$199,516	\$139,661
Estimated proportion of fee cost to overall development cost per unit	10.3%	14.7%

*Source: City of Biggs, 2009*

### Development Permit and Approval Processing

The development review and permitting process is utilized to receive, evaluate, and consider approval of new development applications. The development review and permitting process ensures that new residential projects reflect the goals and policies of the General Plan and meet the intent and requirements of the zoning code.

Applications for development permits are a two-tier process involving the City, for planning review, and Butte County Building Department, for building permit review. As previously stated, the Butte County Building Department provides all building permit services for the City.

The development review process is the same for single family and multifamily developments which require no zoning changes and is as follows:

- 1) The Plans are submitted to City;
- 2) The City Planner reviews the plans for its consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance, and conformance with design standards. This takes between 1 to 5 days.
- 3) The City then sends the plans to the County Building Department, the plans for building permit requirements. This review takes four to six weeks and is dependent on the County's work load. The City of Biggs has no control over the building permit time period.
- 4) Once the plans are approved by the County Building Department, the applicant is eligible to proceed with the project. No further City review is necessary.

Typical timeframes for development permitting and approval processing is 60 days for a single family development, and 60-90 days for multi-family development.

More complex development, such as a subdivision, may take much longer. Development which requires a zoning change, specific plan, etc. requires Planning Commission and/or City Council approval. This adds additional time to the development process and may take six months or longer for final approval.

Various development review and approval activities, such as general plan amendments, rezones, and specific plans, may be subject to CEQA and require the preparation of an

environmental document before a project can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process, depending on the extent of environmental review. If an environmental impact report (EIR) is required, project approval sometimes may take up to one year or longer. State environmental law mandates much of the time required in the environmental review process.

The costs associated with development project review will vary between projects. Biggs utilizes an efficient and comprehensive approach towards development review and permitting that allows for quick response to developer applications. The City utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review and permitting process are not considered a constraint on housing development.

### **Constraints on Housing for Persons with Disabilities**

Under Senate Bill (SB) 520, which became effective January 1, 2002, a Housing Element is required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). In accordance with the provisions of SB 520, the following section analyzes constraints on housing for persons with disabilities.

All administrative offices of the City of Biggs are handicapped accessible. Disabled applicants are treated with the same courtesy as all applicants. They are provided one-on-one assistance to complete the forms for zoning permits or other building applications. The City will reasonably accommodate any specific verbal or written request for assistance.

As previously discussed in Section 3, Housing Needs Assessment, there were 393 persons in Biggs age 5 and over who had a disability, as of the 2000 U.S. Census. There were 93 persons age 16 to 64 reported to have a disability that prevented them from going outside their homes, while 23 persons were reported to have a self-care disability. However, there are no licensed facilities in Biggs that serve adult non-elderly disabled persons. This indicates that many disabled persons in Biggs may be housed in units not specially designed to accommodate their disabilities. One reason could be constraints on housing development for disabled persons imposed by governmental ordinances and procedures. This analysis looks at three general categories of potential constraints: zoning and land use, permits and processing procedures, and building codes.

### **Zoning and Land Use**

In accordance with state law, community care facilities for six or fewer persons are allowed in the residential zones by right. This means that such facilities can be established without going through a permit process, which saves time and money. Facilities housing more than six persons are allowed with a conditional use permit in the High Density Residential (R-3), Downtown Commercial (C-D), General Commercial (C-G) and Light Industrial (M-1) zones. In addition, the Planned Development (P-D) overlay zone allows for various uses, subject to approval of the site development plan. Therefore, the City's Zoning Ordinance does not unduly restrict the placement of community care facilities that could serve disabled persons.

As previously discussed in Section 4, no special design or permitting standards have been established for residential care facilities other than the requirements for a conditional use permit

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in particular zones. The City's Zoning Ordinance does not establish special standards or requirements for community care facilities that would serve adult disabled persons, such as occupancy standards or siting requirements. The conclusion is that the City's zoning and land use regulations do not represent a significant constraint on development of housing for persons with disabilities.

### **Permits and Processing Procedures**

City permitting and processing procedures for retrofits for persons with disabilities are not significantly different from those for other modifications. Interior modifications to a residential unit require a building permit, as does the installation of a ramp that is 30 inches or more above grade. This ensures that all modifications comply with the applicable building codes adopted by the City. Ramps that are less than 30 inches above grade do not require a building permit. There are no special permits or procedures that are required beyond the necessary permits and procedures that are required for other projects. Applications for retrofit are processed over the counter in the same process as for improvements to any single family home.

### **Building Codes and Standards**

As previously stated, the City of Biggs contracts with Butte County for building plan and permit services. The County has adopted the 2001 California Building Code. The California Building Code contains Chapter 11, which incorporates provisions of the Americans With Disabilities Act. One provision is that a number of the residential units in new multifamily construction of three or more apartments, or four or more condominiums, must be accessible or adaptable. The City, through the County building permit process, enforces the provisions of the California Building Code and other codes applicable to building construction. These codes set minimum standards for health and safety, which should be met or exceeded at all times.

## **8.8 ENERGY CONSERVATION**

Energy-related costs could directly impact the affordability of housing in Biggs, particularly with California having experienced energy problems recently. Higher energy bills add to the expense of owning or renting a housing unit, and could force lower-income households to cut back on other necessary expenses. Also, increased energy costs add to the expense of constructing new housing, which could lead to an increase in housing prices or rents.



Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” The housing industry must comply with the energy conservation regulations of Title 24, and the City is responsible for enforcing these regulations. Alternatives that are available to the housing industry to meet the energy standards include the following:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The City of Biggs Electric Utilities and PG&E, offer various programs to promote the efficient use of energy and assist lower income customers. Currently, the City's Electric Utilities provides service to approximately 90 percent of the City's residents, while PG&E service the remaining 10 percent.

The State Department of Health and Human Services funds the Home Energy Assistance Program (HEAP). The Community Action Agency of Butte County administers HEAP, which provides financial assistance to eligible low-income persons to offset the costs of heating and/or cooling their housing unit. In addition, the Community Action Agency administers a Weatherization Assistance Program, which provides weatherization and minor home repairs to low-income homes in Butte County. Weatherization includes energy education, door weather-stripping, window repair, duct repair, insulation, furnace replacement and other energy-saving measures. Since the inception of the Weatherization Assistance Program, over 25,000 homes have been weatherized, representing over 33,000 low-income and elderly persons.

The 2004 Biggs Municipal Utilities Home Energy Efficiency Rebate Program offers the following energy conservation rebates for residential customers replacing their old machines with Energystar rated machines:

- Refrigerator - \$200
- Clothes Washers - \$75

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- Dish Washers - \$75

Additionally, the Program offers a weatherization rebate for homes that have been retrofitted with energy conserving building products. The Program offers the following rebates:

- Energystar thermostat - \$35
- Duel Pane Windows - \$2 per sq. ft.
- Ceiling Insulation R-38 - \$150
- Floor Insulation R-19 - \$75
- Whole House Fan 1000 CFM or larger - \$150

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**PERSONS AND AGENCIES CONTACTED DURING PREPARATION OF THE HOUSING ELEMENT**

Catalyst, website [www.catalystdvservices.org](http://www.catalystdvservices.org).

Community Action Agency of Butte County, website [www.buttecaa.com](http://www.buttecaa.com).

Housing Authority of the County of Butte, website [www.butte-housing.com](http://www.butte-housing.com).

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Justin Scripps, Mercy Housing of California.

## APPENDIX A – GLOSSARY OF TERMS

The following definitions are commonly used terms in a Housing Element:

**Above Moderate-Income:** Above moderate-income households are defined as households with incomes over 120 percent of the county median.

**Accessible Units:** Indicates certain units or all units in the property are wheelchair accessible or can be made wheelchair accessible. Accessible units also may include those that are accessible to people with sensory impairments or can be made accessible for people with sensory impairments.

**Affordability:** Annual cost of housing includes mortgage, principle and interest payments as amortized over 25 years with a 25 percent down payment or gross rent that does not exceed 30 percent of gross annual household income or 30 percent of gross annual income devoted to rental housing, including utilities are defined as "affordable".

**Affordability Covenant:** A property title agreement that places resale or rental restrictions on a housing unit; also known as a deed restriction.

**Affordable Housing:** "Affordable Housing" refers to the relationship between the price of housing in a region (either sale price or rent) and household income. Affordable housing is that which is affordable to households of very low, low and moderate incomes. For housing to be affordable, shelter costs must not exceed 30 percent of the gross annual income of the household.

**Assisted Housing:** Assisted housing refers to a unit that rents or sells for less than the prevailing market rate due to governmental monetary intervention or contribution. The terms "assisted" and "subsidized" are often used interchangeably.

**At-Risk Housing:** Applies to existing subsidized affordable rental housing units, especially federally subsidized developments, that are threatened with conversion to market rents because of termination of use restrictions, due to expiration or non-renewal of subsidy arrangements.

**Below Market Rate (BMR) Unit:** A BMR unit is a housing unit that sells or rents for less than the going market rate. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions in order to make them affordable to very low, low or moderate-income households.

**Community Development Block Grant (CDBG):** The State CDBG program was established by the federal Housing and Community Development Act of 1974, as amended (42 USC 5301, et seq.). The primary federal objective of the CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. "Persons of low and moderate income" or the "targeted income group" (TIG) are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county median income, with adjustments for family or household size.

**Condominium:** A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

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**Continuum of Care:** An approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs – physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the U.S. Department of Housing and Urban Development's Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program. (U.S. House Bill 2163).

**Cost Burden:** A household has a "housing cost burden" if it spends 30 percent or more of its income on housing costs. A household has a "severe housing cost burden" if it spends 50 percent or more of its income on housing. Owner housing costs consist of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. Where applicable, owner costs also include monthly condominium fees. Renter calculations use gross rent, which is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Household income is the total pre-tax income of the householder and all other individuals at least 15 years old in the household. In all estimates of housing cost burdens, owners and renters for whom housing cost-to-income was not computed are excluded from the calculations.

**Decennial Census:** Every ten years, the Census Bureau conducts a national household survey, producing the richest source of nationally-available small-area data. Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives. The federal government uses decennial census data for apportioning congressional seats, for identifying distressed areas, and for many other activities. Census data are collected using two survey forms: the short form and the long form. Short form information is collected on every person and includes basic characteristics, such as age, sex, and race. The long form is sent to one out of every six households and collects more detailed information, such as income, housing characteristics, and employment. Most of the indicators in DataPlace are from the long form, and are thus estimates based on the sample of households. These values may differ considerably from the same indicators based on the short form data, particularly for small areas.

**Density:** This refers to the number of housing units on a unit of land (e.g. ten units per acre).

**Density Bonus Programs:** Allows minimum density increase over the zoned maximum density of a proposed residential development, if the developer makes a specified amount of units affordable to lower income households.

**Disability:** A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

**Downpayment Assistance:** The most popular loans for these programs are with the Federal Housing Administration (FHA). FHA allows 100 percent gift funds for your down payment and some allowable closing costs. The gift can be from any relative or can be collected through charitable organizations like Neighborhood Gold / The Buyer Fund. Another popular tactic,

which can be used in a broader range of loan programs, is to borrow from a 401K. A withdrawal can be made without a penalty and pay it back over a specified period.

**Development Impact Fees:** A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

**Development Right:** The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation.

**Dwelling Unit:** Any residential structure, whether or not attached to real property, including condominium and cooperative units and mobile or manufactured homes. It includes both one-to-four-family and multifamily structures. Vacation or second homes and rental properties are also included.

**Elderly Units:** Specific units in a development are restricted to residents over a certain age (as young as 55 years and over). Persons with disabilities may share certain developments with the elderly.

**Element:** A division or chapter of the General Plan, Master Plan or Comprehensive Plan.

**Emergency Shelter:** A facility designed to provide free temporary housing on a night-by-night basis to homeless families and individuals.

**Emergency Shelter Grants (ESG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

**Extremely Low-Income Limit:** The upper limit for the extremely low-income category, set at 30 percent of the HUD area median family income. This is not an official program eligibility income limit, except when associated with a specific family size (e.g., "single person", "family of two", "family of three", etc.).

**Fair Market Rent (FMR):** Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Housing Choice Voucher Program and other HUD programs and are published annually by HUD.

**Farm Labor Housing (Farm Worker):** Units for migrant farm workers that can be available for transitional housing for the homeless when not occupied by migrant farm workers.

**Family Income:** In decennial census data, family income includes the incomes of all household members 15 years old and over related to the householder. Although the family income statistics from each census cover the preceding calendar year, the characteristics of individuals and the composition of families refer to the time of enumeration (April 1 of the respective census years). Thus, the income of the family does not include amounts received by individuals who were members of the family during all or part of the calendar year prior to the census if these individuals no longer resided with the family at the time of census enumeration. Similarly, income amounts reported by individuals who did not reside with the family during the calendar year prior to the census but who were members of the family at the time of enumeration are included. However, the composition of most families was the same during the preceding calendar year as at the time of enumeration.

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**FHA-Insured:** The Federal Housing Administration insured mortgages so that lower- and moderate- income people can obtain financing for homeownership.

**First-time homebuyer:** A first-time homebuyer program provides low-income first time homebuyers down-payment assistance in the form of a second mortgage loan to serve as "gap financing". These loans can be up to \$40,000 depending on the amount of assistance required by the individual homebuyer.

**General Plan:** The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development.

**Groups Quarters:** A facility which houses groups of unrelated persons not living in households such as dormitories, institutions and prisons.

**Habitable (room):** A habitable room is a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, storage or utility space, and similar areas, are not considered habitable space.

**Habitat for Humanity:** Habitat for Humanity is a nonprofit, ecumenical Christian housing ministry that seeks to eliminate poverty housing and homelessness from the world, and to make decent shelter a matter of conscience and action. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable, no-interest loans. The homeowners' monthly mortgage payments are used to build still more Habitat houses.

**Hispanic or Latino:** In decennial census data, Hispanics or Latinos are those who classify themselves in one of the specific Hispanic or Latino categories listed on the census questionnaire — "Mexican," "Puerto Rican," or "Cuban" — as well as those who indicate that they are "other Spanish, Hispanic, or Latino." People who do not identify with one of the specific origins listed on the questionnaire but indicate that they are "other Spanish, Hispanic, or Latino" are those whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Dominican Republic, or people identifying themselves generally as Spanish, Spanish-American, Hispanic, Hispano, Latino, and so on. People who are Hispanic or Latino may be of any race. There are two important changes to the Hispanic origin question for Census 2000. First, the sequence of the race and Hispanic origin questions for Census 2000 differs from that in 1990; in 1990, the race question preceded the Hispanic origin question. Second, there was an instruction preceding the Hispanic origin question in 2000 indicating that respondents should answer both the Hispanic origin and the race questions. This instruction was added to give emphasis to the distinct concepts of the Hispanic origin and race questions and to emphasize the need for both pieces of information.

**Home Investment Partnership Program (HOME):** HOME provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

**Homeless Person:** An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless. (U.S. House Bill 2163).

**Household:** A household is made up of all persons living in a dwelling unit whether or not they are related by blood, birth or marriage

**Housing Authority:** An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD.

**Housing Choice Voucher Program:** Housing Choice Voucher Program (formerly known as Section 8) is a subsidy program funded by the federal government and overseen by the Reno Housing Authority to provide low rents and/or housing payment contributions for very low and low-income households.

**HUD:** The United States Department of Housing and Urban Development is cabinet level department of the federal government that oversees program and funding for affordable housing laws, development, and federally funded financial assistance.

**HUD Area Median Family Income:** HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. Income limits are calculated annually for metropolitan areas and non-metropolitan counties in the United States. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

**Income Categories:** The federal and state governments require that local jurisdictions consider the housing needs of households in various "income categories." Income categories are determined by the median household income at the local level.

**Large Family or Household:** A household or family with 5 or more members.

**Low-Income Limit:** Low-income households are defined as households with incomes between 50 percent and 80 percent of the area median household income.

**Low-Income Housing:** Housing that is made available at prices lower than market rates. These lower prices are achieved through various financial mechanisms employed by state and local government authorities.

**Low-Income Housing Tax Credit (LIHTC):** The LIHTC Program is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC Program may seem complicated, but many local housing and community development agencies are effectively using these tax credits to increase the supply of affordable housing in their communities. This topic is designed to provide a basic introduction to the LIHTC Program.

**Market Rate Housing:** Housing that is not built or maintained with the help of government subsidy. The prices of market rate homes are determined by the market and are subject to the laws of supply and demand.

**Manufactured Home:** Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing

**McKinney-Vento Act:** The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes: outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse

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treatment, education, job training, and child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include: Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. (U.S. House Bill 2163).

**Median-Income:** Each year, the federal government calculates the median income for communities across the country to use as guidelines for federal housing programs. Area median incomes are set according family size.

**Mental Illness:** A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

**Mixed Use:** This refers to different types of development (e.g. residential, retail, office, etc.) occurring on the same lot or in close proximity to each other. City and County's sometimes allows mixed-use in commercial zones, with housing typically located above primary commercial uses on the premises.

**Mobile Home:** A type of manufactured housing. A structure movable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

**Mobile Home Park:** A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semipermanent basis, including accessory buildings, or uses customarily incidental thereto.

**Mobile Home Subdivision:** A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.

**Moderate-Income:** Moderate-income households are defined as households with incomes between 80 percent and 120 percent of the county median.

**Mortgage Credit Certificate Program (MCCs):** The MCC is a Federal Income Tax Credit Program. An MCC increases the loan amount you qualify for and it increases an applicant's take-home pay. The MCC entitles applicants to take a federal income tax credit of twenty percent (20 percent) of the annual interest they pay on their home mortgage. Because the MCC reduces an applicant's federal income taxes and increases their net earnings, it helps homebuyers qualify for a first home mortgage. The MCC is registered with the IRS, and it continues to decrease federal income taxes each year for as long as an applicant lives in the home.

**Mortgage Revenue Bond:** A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

**Multi-family Dwelling:** A structure containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

**Non-Hispanic:** In decennial census data and in Home Mortgage Disclosure Act data after 2003, non-Hispanics are those who indicate that they are not Spanish/Hispanic/Latino.

**Permanent Housing:** Housing which is intended to be the tenant's home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents. (U.S. House Bill 2163).

**Permanent Supportive Housing:** Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay. (U.S. House Bill 2163)

**Persons with a Disability:** HUD's Housing Choice Voucher (formerly Section 8) program defines a "person with a disability" as: a person who is determined to : 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental disabilities Assistance and Bill of Rights Act. (U.S. House Bill 2163)

**Project-Based Rental Assistance:** Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

**Public Housing:** The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments. It provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing can be in the form of high-rise apartments or scattered site single family homes.

**Rehabilitation:** The upgrading of a building previously in a dilapidated or substandard condition for human habitation.

**Rental Assistance:** A rental subsidy for eligible low and very low income tenants. This assistance provides the share of the monthly rent that exceeds 30% of the tenants' adjusted monthly income.

**Rent-to-Own:** A development is financed so that at a certain point in time, the rental units are available for purchase based on certain restrictions and qualifications.

**Rural Housing Service (RHA):** A part of the United States Department of Agriculture's Rural Development. The RHA offers financial aid to low-income residents of rural areas.

**Second Units:** Also referred to as "granny" or "in-law apartments." Second units provide a second housing unit on the same lot as a single-family dwelling unit.

**Section 8:** Section 8, now known as the Housing Choice Voucher Program is a subsidy program funded by the federal government and overseen by the Reno Housing Authority to provide low rents and/or housing payment contributions for very low and low-income households.

**Service Needs:** The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management,



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personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

**Single-Room Occupancy Dwelling (SRO):** The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

**Special Needs Projects:** Housing for a designated group of people who desire special accommodations, such as services, in addition to the housing. Services may or may not be provided as part of the rental project. Examples of special needs populations are people with physical disabilities, developmental disabilities, mental illness, or those who need assisted living. It also includes health care facilities.

**Substandard Housing:** This refers to housing where major repair or replacement may be needed to make it structurally sound, weatherproofed and habitable.

**Subsidized Housing:** Typically refers to housing that rents for less than the market rate due to a direct financial contribution from the government. There are two general types of housing subsidies. The first is most commonly referred to as "project-based" where the subsidy is linked with a particular unit or development and the other is known as "tenant-based" where the subsidy is linked to the low income individual or family. The terms "assisted" and "subsidized" are often used interchangeably.

**Supportive Housing:** Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

**Supportive Services:** Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

**Transitional Housing:** Housing for people recovering from substance abuse issues or transitioning from homelessness. Transitional housing provides longer term accommodations to homeless families and individuals than emergency shelter housing. Transitional Housing provides a stable living environment for the period of time necessary to learn new skills, find employment, and/or develop a financial base with which to re-enter the housing market.

**VA-Guaranteed:** VA guaranteed loans are made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, VA will guarantee a portion of it to the lender. This guaranty protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

**Very Low-Income Limit:** Very low-income households are defined as households with incomes less than 50 percent of the area median household income.

**Veteran:** Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not. (U.S. House Bill 2163).

**Workforce Housing:** Refers to housing that is meant for residents making low, moderate to above moderate area median income. Some programs focus on employers providing

assistance to their employees; some are instituting inclusionary programs, while others give preference to this group in their homeownership programs. Some jurisdictions have programs for specific segments of the workforce that are vital for the everyday function of the community such as teachers, policeman and other public employees.

**Zoning:** Zoning is an activity under taken by local jurisdictions to direct and shape land development activities. The intent of zoning is to protect the public health, safety, and welfare by ensuring that incompatible land uses (e.g. residential vs. heavy industrial) are not located next to each other. Zoning also impacts land values, creating and taking away "capital" for and from property owners. For example, a lot that is zoned for commercial development is more valuable (in financial terms) than a lot that is zoned for open space. Typically, lots that are zoned for higher densities have greater value on the market than lots that are zoned for lower densities. Zoning is one of the most important regulatory functions performed by local jurisdictions.

## **U.S. CENSUS TERMS**

**Children:** The term "children," as used in tables on living arrangements of children under 18, are all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

**Own Children:** Sons and daughters, including stepchildren and adopted children, of the householder. Similarly, "own" children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily>) For each type of family unit identifies in the CPS, the count of "own children under 18 year old" is limited to never-married children; however, "own children under 25" and "own children of any age," as the terms are used here, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

**Related children:** Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. It does not include householder's spouse or foster children, regardless of age.

**Ethnic Origin:** People of Hispanic origin were identified by a question that asked for self-identification of the persons' origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a "flash card" listing ethnic origins. People of Hispanic origin in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

**Family:** A group of two or more people who reside together and who are related by birth, marriage, or adoption.

**Family household (Family):** A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes

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of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

**Family size:** Refers to the number of people in a family.

**Family type:** Refers to how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."

**Household:** A household includes all the people who occupy a housing unit as their usual place of residence.

**Household income:** The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and above moderate income based on household size and income, relative to regional median income.

**Household size:** The total number of people living in a housing unit.

**Household type and relationship:** Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

**Householder:** The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

**Housing unit:** A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

**Median:** This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

**Median age:** This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

**Median income:** The median income divides the income distribution into two equal groups; one has incomes above the median and the other having incomes below the median.

**Occupied housing unit:** A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or a business trip. The

occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

**Overcrowded units:** Overcrowded units are occupied housing units that have more than 1 person per room.

**Per capita income:** Average obtained by dividing aggregate income by total population of an area.

**Population estimate (Population Estimates Program):** The Census Bureau's Population Estimates Program (PEP) produces July 1 estimates for years after the last published decennial census (2000), as well as for past decades. Existing data series such as births, deaths, Federal tax returns, Medicare enrollment, and immigration, are used to update the decennial census base counts. POP estimates are used in Federal funding allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.

**Population projections:** Estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. Projections are based on an estimated population consistent with the most recent decennial census as enumerated. While projections and estimates may appear similar, there are some distinct differences between the two measures. Estimates usually are for the past, while projections typically are for future dates. Estimates generally use existing data, while projections must assume what demographic trends will be in the future.

**Poverty:** Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

**Poverty rate:** The percentage of people (or families) who are below poverty.

**Race:** The race of individuals was identified by a question that asked for self-identification of the person's race. Respondents were asked to select their race from a "flashcard" listing racial groups.

**Severely Overcrowded:** Are occupied housing units with 1.51 or more persons per room.

**Single family detached homes:** This is a one-unit residential structure detached from any other house (i.e., with open space on all four sides). A house is considered detached even if it has an adjoining shed or garage.

**Single family attached housing:** This is a one-unit residential structure that has one or more walls extending from ground to roof separating it from adjoining structures. This category includes row houses, townhouses, and houses attached to non-residential structures.

**Tenure:** Refers to the distinction between owner-occupied and renter-occupied housing units. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned" only if the owner or co-owner lives in it. All other occupied units are classified as "rented", including units rented for cash rent and those occupied without payment of cash rent.

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**Two-family buildings:** These dwellings may also be referred to as single family attached because a duplex with a shared wall would qualify in both categories. Other two family buildings would include older single family homes that have been converted into two separate living spaces or “flats” that do not share walls, but a floor/ceiling.

**Units in structure:** A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

**Unemployed:** All civilians 16 years old and over are classified as unemployed if they (1) were neither “at work” nor “with a job but not at work” during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

**Unemployment Rate:** The proportion of the civilian labor force that is unemployed, expressed as a percent.

**Vacant Housing Unit:** A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

**Vacancy Rate:** The housing vacancy rate is the proportion of the housing inventory that is available “for sale” or “for rent.” It is computed by dividing the number of available units by the sum of occupied units and available units, and then multiplying by 100.

**Year Structure (housing unit) Built:** Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. For housing units under construction that met the housing unit definition—that is, all exterior windows, doors, and final usable floors were in place—the category “1999 or 2000” was used for tabulations. For mobile homes, houseboats, recreational vehicles, etc, the manufacturer’s model year was assumed to be the year built. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.

**White:** In decennial census data, the White category includes persons having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as “White” or report entries such as Irish, German, Italian, Lebanese, Near Easterner, Arab, or Polish. The “alone” designation, as used with decennial census data, indicates that the person reported only one race.

### SOURCES

<http://www.dataplace.org/gloss.html>

U.S. Census Bureau at <http://www.census.gov>

Riverside, CA Housing Element Glossary

U.S. Department of Housing and Urban Development at <http://www.hud.gov>

Appendix B

Vacant Parcels within Biggs

- City Limits
- Sphere of Influence
- Vacant parcel in City

0 265 530 1,060 Feet

